

Village of Centreville

Rural Plan

By-Law No. 16-2022

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PART A: TITLE, AREA DESIGNATION, AND ADOPTION

1.0 Introduction

The Village is located on the banks of the Big Presque Isle Stream, which flows to the Saint John River. This scenic environment functions both as an important natural habitat as well as a recreational opportunity for the residents of the Village.

Centreville has functioned as a bedroom community to its larger more heavily developed neighbours. However, the Village offers both high quality employment as well as established residential areas along with the everyday conveniences, such as shopping, restaurants and continually expanding recreation and entertainment opportunities.

The Village has a significant industrial and manufacturing sector relative to its small geographic size, and situated in close proximity to high quality agricultural lands. It is vital to the growth and well-being of the Village that there is a balance between the potential expansion of these industries and the current picturesque residential character of the community for which it is known.

1.1 Title

The *Village of Centreville Rural Plan – By-law #16-2022* may also be cited as the By-law or the Rural Plan.

1.2 Area of Designation

The area of land lying within the municipal boundaries of the Village of Centreville, as described in Regulation 85-6 under the *Local Governance Act* and as outlined on the attached Schedule A, entitled "Village of Centreville Zoning Map" is designated as the area for the adoption of this Rural Plan.

1.3 Adoption

Under section 33(1) of the *Community Planning Act* the Village of Centreville, hereby adopts as a by-law the *Village of Centreville Rural Plan – By-law #16-2022*. This by-law replaces the Village of Centreville Zoning By-Law No. 16, enacted in 1985, and any amendment made to it, is hereby repealed.

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

2.0 Objectives of the Rural Plan

The Village of Centreville Rural Plan will allow the Village to develop a vision for its future, and set objectives for the future development within its borders. The objectives of the Village of Centreville reflect the community's aspirations for the future development of the area. The objectives provide a reference for those who administer and enforce the Rural Plan to use when making land use decisions. The objectives of the Rural Plan are as follows:

- (a) To ensure the safe provision of water, sewage and waste disposal to the residents of the Village of Centreville;
- (b) To encourage the provision of a range of housing types in terms of size, type, and ownership status to meet the needs of all age groups and incomes;
- (c) To encourage commercial and industrial development in key areas within the Village of Centreville to provide services and amenities to the residents, as well as providing employment opportunities;
- (d) To acknowledge the importance of agriculture and resource industries and ensure the preservation of these uses;
- (e) To be aware of the variety of land use needs within the planning area while attempting separation of incompatible uses;
- (f) To encourage the provision of institutional services within the Village of Centreville;
- (g) To promote a healthy lifestyle, and provide an environment in which recreation of varying types and activity levels is accessible; and
- (h) To protect and enhance the natural environment and to encourage development methods which will help to mitigate impacts on the natural environment.

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

2.1 Residential Uses

Policies

- (1) It is a policy to encourage infill development within residential areas that takes advantage of existing infrastructure, where possible.
- (2) It is a policy to encourage the inclusion of affordable housing.
- (3) It is a policy to encourage the stabilization of existing residential neighbourhoods by supporting compatible adjacent land uses that enhance their residential character.
- (4) It is a policy to ensure future residential developments occur in appropriate locations where adequate municipal services and road infrastructure can be efficiently provided.
- (5) It is a policy to require land dedications for public purposes or cash in lieu of land, in the subdivision process.

Proposals

- (1) It is proposed that areas designated for residential use be predominately used for residential purposes through the prevention of incompatible activities and structures.
- (2) It is proposed that residential development be orderly, compact and diverse by facilitating, where appropriate, various types of housing.
- (3) It is proposed that alternative subdivision designs that follow smart growth guidelines or sustainable community design principles be encouraged, as a method to reduce sprawl, protect riparian areas and other sensitive resources, and to provide common amenity space for residents.
- (4) It is proposed that mini-home parks be subject to a rezoning to ensure the suitability of its location and such as other requirements, which may include but is not limited to servicing, parking, buffering and setbacks.

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

2.2 Commercial Uses

Policies

- (1) It is a policy to expand the local employment base.
- (2) It is a policy to control the type and location of commercial development.
- (3) It is a policy to encourage commercial development that is compatible with the surrounding land uses and the environment.
- (4) It is a policy to encourage infill development within commercial areas to make use of existing infrastructure, where possible.

Proposals

- (1) It is proposed that buffers, such as hedge rows, be encouraged upon commercially used lands so as to minimize odour, smoke, dust, noise, water contamination or traffic nuisance impacts on surrounding uses.
- (2) It is proposed that commercial development are adequately serviced with suitable access and parking.
- (3) It is proposed that a request for a cannabis production facility be permitted pursuant to section 59 of the *Community Planning Act*.

2.3 Industrial Uses

Policies

- (1) It is a policy to encourage appropriate industrial operations so as to create local employment.
- (2) It is a policy to minimize negative impacts, due to location, size, spacing and operation, on adjacent land uses and environmental sensitive areas, such as the Presque Isle Stream.
- (3) It is a policy to protect the natural environment and the residential character of the community through the control of the type and location of industrial development.

Proposals

- (1) It is proposed to permit those industrial uses that are inherent to the surrounding area, and diversify the local economic base, in accordance with appropriate controls necessary to ensure compatibility with nearby properties.
- (2) It is proposed to minimize conflict between industrial uses on surrounding land uses by considering noise, dust, vibration, traffic, and visual impacts.

2.4 Institutional Uses

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

Policies

- (1) It is a policy to encourage the development of public facilities and services which are centrally and conveniently located to meet the needs of the residents of the Village.
- (2) It is a policy to provide a satisfactory level of safety services to all residents of the Village.
- (3) It is a policy to encourage the adaptive reuse of churches and their related buildings.

Proposals

- (1) It is proposed that the Village offer assistance to the Province in planning for school locations and in the acquisition of lands for future schools.
- (2) It is proposed that the Village promote community interaction and engagement by encouraging schools to be integrated as important community focal points in neighbourhoods.
- (3) It is proposed that facilities and services for the elderly and for those with mobility disabilities be encouraged.
- (4) It is proposed that churches be adaptively reused via the conditions presented in the zoning provisions.

2.5 Recreation Facilities/Public Open Spaces

Policies

- (1) It is a policy to preserve and encourage the use of the existing trail system.
- (2) It is a policy to preserve existing public access and encourage the development of further public access to the Presque Isle Stream for passive and active recreation.
- (3) It is a policy to encourage public recreational uses that provide for the interaction of residents, promote health and wellness, and foster a strong sense of community for all ages and activity levels.

Proposals

- (1) It is proposed that the Village work with stakeholder groups such as schools, churches, volunteers, and community groups to ensure the provision of year round recreation opportunities for residents.
- (2) It is proposed that the Village foster a relationship with surrounding communities to provide sports, recreation and wellness programs through the utilization of shared assets.
- (3) It is proposed that all parks, trail systems and recreation spaces are adequately maintained.
- (4) It is proposed that the Village continue to acquire, when possible, lands for the expansion and creation of recreational activities that will fulfill community needs with consideration of the following:
 - location of existing parks, recreation areas, and facilities;
 - suitability of the land for the proposed use;
 - access and parking;
 - the development of a linear trail and park system;
 - maintenance requirements of the land;

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

- the demand and need for additional recreation areas; and
- safety and security.

2.6 Resources Uses

Policies

- (1) It is a policy to encourage the development of alternative and renewable energy solutions where such uses are compatible with the existing land uses and the environment.
- (2) It is a policy to encourage the continued operation of existing agricultural uses in a sustainable manner while minimizing conflicts between agricultural uses and non-agricultural uses.
- (3) It is a policy to recognize the dynamic nature of modern farming and to promote the long-term viability of agricultural operations and local food production, while minimizing conflict and the potential for conflict, between agricultural and non-agricultural land uses.
- (4) It is a policy to minimize the impact of location, development and operation of pits and quarries and related processing upon adjacent land uses and environments.

Proposals

- (1) It is proposed that a mix of secondary activities complimentary to farming be encouraged where agriculture is a primary use.
- (2) It is proposed that new gravel pits and quarry operations would be considered as an amendment to this By-law and that an evaluation of the merit of a proposal for the new gravel pit and quarry operation will include, but will not be limited to, the following:
 - projected extraction plan and its impact on the water table;
 - protection measures in order to protect people, adjacent properties, and existing private and public infrastructures; and
 - rehabilitation.

2.7 Protection of Water Supply

Policies

- (1) It is a policy to protect groundwater and surface water supplies for the use of existing and future residents by appropriately managing land uses.
- (2) It is a policy to discourage types of development that pose a significant risk to groundwater and surface water resources.
- (3) It is a policy to encourage the timely remediation of known contaminated areas to limit the migration of pollutants to additional lands, wells, and watercourses.

Proposals

- (1) It is proposed that the Village's municipal water will continue to be supplied by private wells until such time that there is a need to supply water by a public water system to accommodate future growth.

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

2.8 Sewage Disposal System/Solid Waste

Policies

- (1) It is a policy that Council maintain the present sewage collection and treatment system and to expand the system as required to accommodate future growth.

Proposals

- (1) It is proposed that the Village require property owners connect to the Municipal Sewage disposal system where available, or to provide on-site septic systems, as approved by the New Brunswick Department of Public Safety where unavailable.
- (2) It is proposed that the Village enter into an agreement with a private contractor for the removal of solid waste.
- (3) It is proposed that the Village provide a conveniently located recycling depot or curbside service for the collection of recyclable materials.

2.9 Heritage & Culture

Policy

- (1) It is a policy to encourage the preservation of those buildings, structures, sites, and cemeteries having special historic or architectural merit.
- (2) It is a policy to encourage owners of historic buildings to be sensitive to the original character of buildings when undertaking renovations and maintenance.

Proposals

- (1) It is proposed that heritage initiatives are conducted in cooperation with Provincial and Federal Governments and non-governmental organizations to assist in identification and protection of historically significant lands and buildings which are of cultural value.

PART B: OBJECTIVES, POLICIES, AND PROPOSALS

2.10 Conservation of Physical Environment

Policies

- (1) It is a policy to encourage development that minimizes impacts to the quality of air, land, and water resources for the benefit of future generations.
- (2) It is a policy to encourage the consideration of stormwater management that respects the natural contours and drainage patterns of the land in new developments, or when alterations are being made that can impact drainage patterns.
- (3) It is a policy to protect environmentally sensitive areas, in particular the Presque Isle Stream, and its floodplain by:
 - reducing negative impact on surrounding flora and fauna;
 - encouraging passive recreational activities; and
 - restricting development that may negatively impact the area.

Proposals

- (1) It is proposed that the Village encourage the preservation of provincially significant and regulated wetlands.
- (2) It is proposed that the Village encourage awareness of the impacts of climate change and flooding.

2.11 Transportation

Policies

- (1) It is a policy to ensure provision of acceptable parking and loading standards in the Village.
- (2) It is a policy to ensure acceptable standards for right-of-way, surface condition, drainage, and safety considerations.
- (3) It is a policy to work with Department of Transportation and Infrastructure to address areas of concern, and find solutions for traffic calming, where required.

Proposals

- (1) It is proposed that the Village undertake necessary improvements to streets that are the Village's responsibility as finances become available.
- (2) It is proposed that the Village undertake necessary improvement to streets in coordination with improvements to the sewer system and storm water infrastructure.
- (3) It is proposed that where required off street parking cannot be provided, Council can require cash-in-lieu of parking to be provided.

PART C: ZONING PROVISIONS

3.0 Definitions

In this By-law:

“Act, the” means the *Community Planning Act*;

“agricultural use” means the use of land, building, or structure for gain or reward, and includes one or more of the following:

- (a) the cultivation of land,
- (b) the keeping and raising of livestock, including horses and poultry,
- (c) the raising of fur bearing animals,
- (d) the raising of bees,
- (e) the production of agricultural crops,
- (f) the production of fruit and vegetables and other specialty crops,
- (g) the production of eggs and milk,
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, conditioners, insecticides, pesticides, fungicides and herbicides, including ground and aerial spraying, for agricultural purposes;
- (j) the operation of pick-your-own farms, roadside stands, farm produce stands and farm tourist operations as part of a farm operation;

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

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

- (a) one horse, cow, steer, bull, pig, or mule, including offspring until weaning,
- (b) two llama, alpacas, or donkeys, including offspring until weaning,
- (c) five sheep, goats, or emu, including offspring until weaning,
- (d) eight turkeys or geese, or
- (e) twenty-five chickens, ducks, or furbearing animals, excluding fox or mink;

“attached building” means a building otherwise complete in itself that shares one or more walls, or part of a wall, above grade, in common with an adjacent building or buildings;

“automotive sales or rental establishment” means establishment having as its main use the storage of vehicles for sale, rent, or lease and accessory uses which may include facilities for the repair and maintenance of such vehicles;

“bed and breakfast” means an owner-occupied single-family dwelling that is used incidentally to provide short term accommodations and meals to overnight guests for compensation;

“buffer” means open space, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or nuisance;

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

“building, accessory” means a detached subordinate building, not used for human habitation, located on the same lot as the main building, structure or use to which it is accessory, the use which is naturally or customarily incidental and complimentary to the main use of the land, building or structure;

“building inspector” means the building inspector appointed by the Council of Centreville;

PART C: ZONING PROVISIONS

“building, main” means a building in which is conducted the principle use of the lot on which the building is located;

“cannabis production facility” means a facility and premises authorized by a license issued by the Government of Canada, pursuant to the *Cannabis Act* for growing, producing, testing, destroying, storing, or distribution of cannabis but does not include the retail sale of cannabis or cannabis related products;

“cannabis retail outlet” means a facility, building or commercial premises established solely for the retail sale of cannabis and cannabis accessories;

“cemetery” means land that is set apart or used for the interment of the dead;

“clinic” means a building or structure, or part thereof, used exclusively by physicians, dentists or other health professionals, and their staff or patients, for the purpose of consultation, diagnosis and treatment of the physical, mental, and emotional health of humans and, without limiting the generality of the foregoing, may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include operating rooms;

“commercial recreational facility” means a recreational facility that may be operated as a business and, without limiting the generality of the foregoing, may include a golf course, amusement centre and sports facility;

“Commission” means the Western Valley Regional Service Commission;

“community placement residential facility” means a home, residence and residential centre defined by and operated in accordance with *Family Services Act*;

“community centre” means a building intended for public assembly or social, cultural or recreational activities;

“contractor’s yard” means a yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work;

“Council” means the Council of the Village of Centreville;

“day care centre” means a facility in which daycare services are provided as defined by and operated in accordance with the *Early Childhood Services Act*;

“day care home” means an owner-occupied single-detached dwelling in which day care services are provided and includes community day care home or family day care home as defined by and operated in accordance with the *Early Childhood Services Act*;

“development officer” means the development officer as defined in the *Community Planning Act*;

“Director” means the Planning Director as defined within the *Regional Service Delivery Act*;

“domestic animals” means dogs, cats, budgies, parrots, parakeets, hamsters, gerbils, guinea pigs, fish, rabbit or other similar animal kept primarily indoors for the personal enjoyment or companionship of the resident;

“dry cleaning outlet” means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to a process of cleaning or dyeing;

“dwelling” means a main building, or portion thereof, containing one or more dwelling units;

PART C: ZONING PROVISIONS

“dwelling, multiple-unit” means a dwelling containing more than two dwelling units, such units being constructed adjoining 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;

“dwelling single-family” means dwelling containing only one dwelling unit, but shall not include a mini-home or mobile home;

“dwelling, two-family” means a dwelling containing two dwelling units;

“dwelling unit” means a room or suite of two or more rooms designated or intended for use by an individual or family, in which culinary facilities and sanitary conveniences are provided for the exclusive use of such individual or family;

“erect” means to construct, build, assemble or re-locate a building or structure, including any physical operations preparatory thereto;

“family” means one or more persons, not necessarily related, occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel or boarding or rooming house;

“financial institution” means a use where a bank, trust company, credit union, treasury branch, finance company, mortgage company, insurance company or investment company operates;

“floor area” means the total horizontal area of every enclosed floor in a building or part thereof as calculated by using interior dimensions and excluding: lobbies, corridors, stairways, elevators, and other areas used in common; building utility and storage area; parking and loading areas; and cellar area in a building;

“floor area, gross” means the sum of the areas of all above grade floors of a building measured to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.

“floor area, ground” means the gross floor area of the first storey of a building located at or above grade;

“forestry use” means the general growing and harvesting of trees and, without limiting the generality of the foregoing, shall include the cutting of fuel wood, pulp, wood, lumber, Christmas trees, and other products as well as the portable milling and sawing of wood;

“funeral home” means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation;

“garage, public” means a building, space or enclosure in which motor vehicles or power boats are stored for use (as opposed to being stores for sale) or repaired, whether for the public, for business purposes or for hire, but not including a body shops, auto wrecking, and a used parts salvage operation;

“garden suite” means a portable or demountable one storey, one or two bedroom, self-contained dwelling, intended to be occupied by an individual or a couple who, by reason of age, infirmity, or mental or physical disability, are not fully able to care for themselves, and where the main dwelling on the same lands is occupied by family members or relatives of the occupant of the garden suite;

“general service, sales and repair shop” means a building or structure, or part of a building or structure, used for the selling, servicing or repairing of articles, goods or materials, in which no product is manufactured, and may include radio, television, computer, small engine and appliance repair shops, furniture repair and upholstery, or locksmiths, but does not include any automobile repair or servicing;

PART C: ZONING PROVISIONS

“grade” means the finished level of the ground at the exterior walls of a building structure;

“gravel pit” means an open area of land where quarriable substances are excavated for sale or off tract use without the use of explosives;

“hazardous waste” means any waste that is potentially damaging to the environment or human health because of toxicity, ignitability, corrosivity, chemical reactivity or other reasons and includes; but is not limited to, petroleum products, solvents, paints, acids, chemicals and coolants;

“heavy equipment sales or service operation” means a building or part of a building or structure in which heavy machinery is maintained, repaired, or offered for sale, rent, or leased;

“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;

“heritage building” means a building or structure that has been designated by the Village of Centreville, province of New Brunswick or the Government of Canada as a property possessing cultural or historical significance;

“hobby farm” means an agricultural or farm use conducted on the property which is clearly secondary to the main use, does not change the character or use of the main use, does not significantly alter the appearance of the main use, and does not create or become a public nuisance, particularly in respect to the environment, smell, noise, traffic and/or parking;

“home occupation” means the use of land, buildings or structures by a resident of the dwelling unit to conduct an activity for financial gain or reward or in the hope or expectation of financial gain or reward, and which is secondary to a residential use;

“hotel” means an establishment designed to accommodate the travelling public that consists of one or more buildings containing four or more attached accommodation units accessible from the interior and that may or may not have facilities for serving meals;

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

“industrial use” means the use of land, building or structures for the manufacturing, processing, fabrication, or assembly of raw materials or goods, warehousing of bulk storage of goods and related accessory uses;

“institutional use” means the use of land, building or structure for a public non-profit purpose and without limiting the generality of the foregoing, may include such buildings as a place of learning, place of worship, public hospitals, a clinic, emergency services facility, aged or infirmed care facility, cemetery, village offices, library, recreational facility, government office and community centre;

“keeping of hens” means a use where a maximum of three hens are kept on a lot, and where a hen is defined as a female chicken of the subspecies *Gallus gallus domesticus*;

“landscaping” means a combination of trees, shrubs, flowers, grass or other horticultural elements, decorative, stonework, gravelling, paving, screening or other architectural elements, all of which are implemented to enhance the visual appearance of the property;

“laundromat” means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning;

PART C: ZONING PROVISIONS

"light industrial use" means the use of buildings, land, 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 undertaken 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, nor produce process waste waters;

"livestock" means large animals such as cattle, horses, sheep, goats, mules, game animals, fur bearing animals, chickens, turkeys, lamas, and alpaca;

"loading space" means an off-street space or berth on the same lot with the building or structure, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials and which is connected to a public street by an appropriate access;

"lot" means a parcel of land or two or more adjoining parcels held by the same owner and used or intended to be used as a site for a building or structure or an appurtenance thereto;

"lot, corner" means a lot having two or more adjacent sides fronting on two or more intersecting or intercepting streets;

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

"lot line" means a common line between a lot and an abutting lot, lane or street;

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

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

"manufacturing and/or processing plant" means the use of land, buildings 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, substances, article, thing or service;

"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 the width of less than 5 metres throughout its entire length, exclusive of steps or porches, that is not fitted with facilities for towing or to which a towing apparatus can be attached, and that is capable of being transported by means of a flatbed float trailer from the site of its construction without significant alteration;

"mini home park" means a land leased development in which a parcel of land, not a Provincial Park, intended for the location of ten or more mobile homes or mini homes are located for residential purposes;

"mobile home" means a factory built unit designed to be and capable of being transported after fabrication on its own chassis and wheel system to a lot which is suitable for year-round occupancy in similar fashion as a dwelling unit, notwithstanding that such unit is jacked up or its running gear removed;

"motel" means an establishment designed to accommodate the travelling public that consists of one or more buildings containing four or more attached accommodation units accessible from the exterior only and that may or may not have facilities for serving meals;

"nursery or garden centre" means a place where young plants or trees are grown for subsequent transplanting and may include the associated retail sale of such plants, garden tools and supplies;

"office" means a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government;

PART C: ZONING PROVISIONS

“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, may include, barbershop, hair and esthetics, financial consultant, message therapy and tailoring;

“park” means a public area consisting largely of open space, which may include a conservation park or nature trail, playing fields, playgrounds, skating rinks, community gardens, and similar outdoor recreational activities;

“place of learning” means an establishment providing academic or technical instruction, and may include a library or museum;

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

“playground” means an area of landscaped open space that consists of children’s play equipment such as slides, swings or wading pools;

“PRAC” means the Planning Review and Adjustment Committee appointed by the Regional Service Commission to carry out advisory and decision-making functions as specified under the provincial *Community Planning Act*;

“quarriable substance” means sand, gravel, clay, stone and rock other than metallic ores, but shall not include topsoil;

“quarry” means a disturbance of the ground or excavation for the purpose of removing quarriable substance by the use of explosives;

“recreational facility” means a building or space designed and equipped for the conduct of indoor or outdoor sports, leisure time activities, and other customary and usual recreational activities but does not include a commercial recreational facility;

“recycling depot” means a building or structure that is used for the deposit, collection and handling of household recyclables such as: paper, cans, plastic, and cardboard, but does not include hazardous waste or the operation of a salvage yard as defined in this By-law;

“research farm” means a use where scientific research, investigation, testing or experimentation takes place inside or outside of buildings in the field of agriculture and farming and may include a variety of secondary uses relating to the operation including professional and legal services, laboratory, health & wellness, food services, printing services, meeting, conference, training, boardrooms and other similar facilities;

“restaurant” means a building where food is prepared and served for public consumption within the building or as takeout but does not include a drive-thru restaurant;

“restaurant, drive-thru” means a building where food is prepared and served for public consumption within the building or as takeout, and includes a drive-thru restaurant;

“retail store” means the sale of commodities or goods to individual consumers for personal use rather than for the resale and, without limiting the generality of the foregoing, may include stores engaged in the sale of antique and second-hand items, furniture, appliances, arts and crafts, books, clothing, bakeries, drug stores, florist, convenience, and grocery stores, but does not include any use separately listed in a Zone;

“retail warehouse” means a use where a limited range of large bulky goods requiring large floor areas for direct display are sold to the public and include such items as furniture, major appliances, building materials and floor coverings, which may include outside storage;

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“salvage yard” means lands, buildings or structures used for the storage, handling, or processing of and sale of scrap material, and without limiting the generality of the foregoing, shall include hazardous waste, rags, tires, metal, unserviceable motor vehicles, motor vehicle bodies, motor vehicle engines and component parts, and similar articles;

“sawmill” means a building or structure used to process wood from sawlogs to another use and may include land used for open storage of raw or finished lumber or products;

“screening” means the use of landscaping, fencing, trees, or berms to visually separate areas or uses;

“self-service storage facility” means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors’ supplies;

“senior citizen complex” means a multiple unit residential building designed primarily to provide hospitality services and personal assistance to adults who require regular help with daily activities and which may include common area(s) where residents can socially interact;

“service station” means a building or structure where gasoline, grease, antifreeze, accessories or new 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, but does not include a salvage yard;

“shopping centre” means any development of land, planned and controlled as a unit, having an area of at least 5,430 m² and containing retail stores, offices or service shops or other similar establishments as permitted by this By-law in a unitary type building or buildings of at least 1,450 m² in gross floor area in size and characterized by sharing of common parking areas and driveways;

“sign” means a display of advertisement, placard, boarding, bill board or other form or means or device whatsoever of public notice or announcement, whether erected, pasted or painted, and any such form or means or device intended, suitable or adapted for such purpose whether or not it is at the time used for such purpose;

“special care home” means an owner-occupied single-detached dwelling used for the purpose of providing special and individualized care to persons, who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves, provided the number within the intended user group does not exceed five and the home complies with the applicable legislation;

“storey” means:

- (a) the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it, or
- (b) a basement or cellar, if the average vertical distance from grade to the ceiling thereof is over 1.5 metres or such basement or cellar is used for business purposes or for dwelling purposes by other than a janitor (whether including his family or not);

“street line” means the common line between a street and a lot;

“structure” means anything erected, built or constructed of parts joined together with a fixed location on the ground, or attached to something having a fixed location in or on the ground, and shall include buildings, walls or any sign, but does not include utility lines and poles or fences which do not exceed two metres in height;

“swimming pool” means an artificial body of water which is used for swimming or wading purposes and which has a possible maximum depth of water greater than 0.6 metres;

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“topsoil” means topsoil as defined under the *Topsoil Preservation Act*;

“transportation terminal” means the use of land, buildings, or structures for the purposes of storing, servicing, repairing, or loading trucks, transport trailers, or buses;

“turbine, small scale” means a wind turbine that is owned and operated for the owner’s use and having the capacity of less than 10kW;

“turbine, wind” means a structure specifically designed to convert the kinetic energy in winds into energy in the form of electricity and includes the wind turbine tower, rotor blades, and nacelle; and may be connected to an electrical utility grid;

“use” means the purpose for which land or building or structure, or any combination thereof, is designated, arranged, erected, intended, occupied or maintained;

“use, accessory” means a use, other than human habitation, of land or a building or structure which is naturally or customarily incidental and complementary to the main use of land, building or structure, which is located on the same lot as the main use and which is not a secondary use;

“use, secondary” means a use other than a main or accessory use permitted in a building;

“veterinary clinic” means the provisions of services by veterinarians for the purpose of consultation, diagnosis, and treatment of animals and the necessary boarding thereof, and may also include retailing of supplies;

“village” means the Village of Centreville;

“warehouse” means a building used primarily for the storage or containment of manufactured goods and materials and may include the wholesaling and distribution of such goods;

“watercourse” means a waterbody recognized under the *Clean Water Act* and may include the full width and length, including the bed, banks, sides and shoreline, or any part of the river, creek, stream, spring, brook, lake, pond, 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 be continuous or not;

“wetland” means land defined and identified by the Government of New Brunswick that,

- (a) either periodically or permanently, has a water table at, near or above the land surface or that is saturated with water; and
- (b) sustains aquatic processes as indicated by the presence of hydric soils, hydrophytic vegetation and biological activities adapted to wet conditions;

“width” means, in relation to a lot,

- (a) where the side lot lines are parallel, the distance measured cross the lot at right angles to such lines; or
- (b) where the side lot lines are not parallel, the distance measured cross 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 setback 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;

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

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

“yard, side” 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 side lot line.

PART C: ZONING PROVISIONS

4.0 Purpose, Administration, Classification & Conformity

4.1 Purpose

- (1) The purpose of Part C:
 - (a) to divide the Village into Zones;
 - (b) to prescribe, subject to powers reserved to the Commission:
 - (i) the purpose 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:
 - (i) land use; and
 - (ii) use, placement, erection, or alteration of buildings or structures other than in conformity with the purposes and standards mentioned in paragraph (b).

4.2 Powers of Council

- (1) No building may be erected in the Village in respect of which, in the opinion of Council, satisfactory arrangements have not been made for the supply of electric power, water, sewage, streets or other services or facilities.
- (2) Where in its opinion, a building or structure is dilapidated, dangerous or unsightly, the Council may in accordance with section 53(2)(e) of the Act:
 - (a) require the improvement, removal or demolition of such building or structure at the expense of the owner; or
 - (b) acquire the parcel of land on which such building or structure is located.

4.3 Powers of the Regional Service Commission

- (1) No building or structure may be erected on any site where it would otherwise be permitted under this By-law when, in the opinion of the Commission, the site is marshy, subject to flooding, excessively steep, or otherwise unsuitable by virtue of its soil or topography.
- (2) The Commission may, subject to such terms and condition as it considers fit:
 - (a) authorize, for a temporary period not exceeding a year, a development otherwise prohibited by this By-law;
 - (b) authorize, for an additional temporary period not exceeding one year, a development otherwise prohibited by this By-law if:
 - (i) the application holds an authorization under paragraph (a) that is to expire or has expired; and
 - (ii) an application with respect to the land has been made to amend this By-law, and the Commission has received a resolution from the Village Council confirming the Council will consider the application referred to in subparagraph (ii); and
 - (c) require the termination or removal of a development authorized under paragraph (a) or (b) at the end of the authorized period.
- (3) The Commission may:

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- (a) delegate its authority under paragraph (2)(a) to the development officer; and
 - (b) authorized a delegate under paragraph (a) to further delegate his or her authority under paragraph (2)(a) to any person.
- (4) In all zones created by this By-law, the use of land for the purposes of the supply of public utilities and services including, but not limited to:
 - (a) electric power or communication towers;
 - (b) natural gas and oil;
 - (c) water supply and storage;
 - (d) sanitary sewage disposal and treatment;
 - (e) drainage, including storm sewers; or
 - (f) streets, bridges, sidewalks or other traffic management systems; or
 - (g) all public services;

including the location or erection of any structure or installation for the supply of any of the abovementioned services, shall be a use permitted in any zone.

4.4 Amendments

- (1) A person who seeks to have this By-law amended shall:
 - (a) address a written and signed application in duplicate to the Director; and
 - (b) shall pay a fee as prescribed in section 4.5.
- (2) On the advice of the Council, the Commission may return all or any part of the fee mentioned in paragraph(1)(b).
- (3) An application under this section shall include such information as may be required by the Council or Commission for the purpose of adequately assessing the desirability of the proposal.
- (4) Unless, upon the advice of the Commission, the Council is of the opinion that there is valid new evidence or change in conditions, where an application under this section has been previously refused by the Council, no further application may be considered by the Council for one year if such application:
 - (a) in the case of rezoning, is respect of the same area of land with witch the original application was concerned; or
 - (b) not being in relation to rezoning is similar to the original application.

4.5 Fees for Planning Services

- (1) The following fees will be applied to the services noted:
 - (a) zoning confirmation letter, \$100;
 - (b) zoning compliance letter, \$200;
 - (c) processing and considering all variances (temporary uses, dimensional, similar use), \$250; and
 - (d) processing and considering requests for rezoning, \$1500.
- (2) All fees are submitted and payable as follows:
 - (a) at the time of application or request, the proponent shall pay the fee as prescribed in 4.5(1); and
 - (b) payments shall be made to the Regional Service Commission.

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4.6 Classification

- (1) For the purposes of this By-law, the Village is divided into Zones delineated on the plan attached as Schedule "A", entitled the "Village of Centreville Zoning Map".
- (2) The zones mentioned in subsection (1) are classified and referred to as follows:

<ol style="list-style-type: none">(a) Single and Two-Family Residential(b) Multiple Unit Residential(c) Commercial(d) Industrial(e) Institutional(f) Rural & Resource(g) Recreational(h) Green Belt	<ol style="list-style-type: none">"R1" Zone;"R2" Zone;"C" Zone;"I" Zone;"INST" Zone;"R&R" Zone;"REC"; and"GB" Zone.
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4.7 Conformity

- (1) In any Zone, all land shall be used, and all buildings and structures or parts of the buildings or structures, shall be placed, erected, altered or used, only in conformity with the requirements of, except as otherwise provided, the part of this By-law pertaining to such Zone.

4.8 Boundaries of the Zones

- (1) Where the boundary of any Zone, as shown on the zoning map relating to this By-law is uncertain:
 - (a) where a Zone boundaries are indicated by following an existing street, lane, public utility right-of-way, watercourse or an easement line, the centre in of such feature is the Zone boundary; or
 - (b) a Zone boundary shown approximately at a lot line, shown on a registered plan of subdivision or registered document, is deemed to be at the boundary of the lot line; or
 - (c) a Zone boundary shown following approximately the top of bank of a shoreline, creek, stream or channel is deemed to be the top of the bank and moves with any change in the bank; or
 - (d) where a Zone boundary runs parallel to a street line or property line and the distance is not indicated from the street line or property line, the boundary shall be deemed to be parallel to such street line or lot line and the distance from the street line and lot line shall be determined according to the scale shown on the zoning map.

4.9 Rural Plan Review

- (1) Council shall undertake a review of the Rural Plan in accordance with the *Community Planning Act* no later than 10 years from its commencement or the last review.

PART C: ZONING PROVISIONS

5.0 General Provisions

5.1 General Development Provisions

5.1.1 Off-Street Parking

- (1) 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.
- (2) The number of spaces to be provided for off-street parking shall be in accordance with Table 5.1 below:

Table: 5.1 - Parking Requirements	
Use	No. of Parking Spaces Needed
For a dwelling	One (1) space for each dwelling unit
Multiple unit dwelling / apartment building	One (1) space for every dwelling unit
Seniors complex	One half (0.5) space per dwelling unit
Business or professional office, medical or dental clinic	One space (1) for every 36 square metres of gross floor area
Retail store	One space (1) for every 18 square metres of retail sales space
Hotel, motels, bed and breakfast,	One space (1) per guest room
Restaurant and taverns	One space (1) per 4 seats
Places of assembly including recreational, entertainment buildings, institutional buildings, or any building containing a similar use	One space (1) for 10 fixed seats, or not less than one space for each 9 square metres
Industrial buildings, warehouse, self-service storage facility, storage yards or buildings, and service shop and repair establishment	One space (1) for every 36 square metres of gross floor area or storage space
School	One space (1) for every classroom and, where an auditorium or place of assembly is included therein, and additional space for every 9 square metres of auditorium or assembly area
Day care centre, special care home, day care home	One space (1) space for every 30 square metres of gross floor area
Other uses	One space (1) space per 30 square metres of gross floor area

- (3) A parking space shall be:
 - (a) an area of not less than 6 metres in length and not less than 3 metres in width;
 - (b) readily accessible from the nearest street; and
 - (c) located on the lot containing the use for which the spaces are provided.

PART C: ZONING PROVISIONS

- (4) Notwithstanding any other provision of this By-law, the Council may allow a developer of a building or structure to pay the Village the sum of \$500.00 per parking space in lieu of proving off street parking required hereunder.

5.1.2 Vehicular Off-Street Loading and Unloading

- (1) Every building, structure or premises used in whole or in part for the use of vehicles for the reception or distribution of materials or merchandise shall provide and maintain on lands off street spaces for such vehicles to stand and for loading and unloading, in the following in the following numbers:

Table 5.2 – Vehicle Off-Street Loading and Unloading	
Gross Floor Area of Building	Loading Spaces Needed
Up to and including 455 m ²	One (1)
Over 455 m ² up to and including 2,272 m ²	Two (2)
Over 2,272 m ²	One (1) space for each 2,272 m ² , or fraction thereof in excess of the first 2,272 m ²

- (2) An off-street loading space referenced in subsection (1) shall:
- (a) be not less than 10 metres in length and not less than 4 metres in width, with a 5 metre 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.

5.1.3 Signs

- (1) Other than a traffic control device as defined by the *Motor Vehicle Act*, a sign permitted under the *Fish & Wildlife Act*, a sign warning against a dangerous situation, legal notice or store window sign advertising goods for sale therein, the use of land or a building or structure for the placing, erecting, or displaying of a sign not expressly permitted by this section is permitted only if approved by the Commission and only on compliance with such terms and conditions as may be imposed by such Commission.
- (2) Subject to subsection (3), in any Zone, a non-illuminated sign may be placed, erected or displayed on any land, building or structure if such sign:
- (a) advertises the sale, rental, or lease of such land, building or structure on the property in which the sign is located;
 - (b) identifies by name the property or the residents thereof;
 - (c) indicates a home occupation permitted hereunder; or
 - (d) warns against trespass, shooting, hunting or trapping.
- (3) Unless otherwise provided by this section, a sign mentioned in subsection (2) shall not exceed:
- (a) in number, one for each purposed mentioned therein;
 - (b) in size:

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- (i) 1.2 square metres in gross surface area, for a sign mentioned in paragraph (2)(a), or
 - (ii) 0.37 square metres in gross surface area, for a sign mentioned in paragraph (2)(b), (c), and(d) thereof; and
 - (c) on a corner lot, be positioned within the triangular space included between street lines of a distance of 6 metres from their point of intersection so as to obstruct the view of a driver of a vehicle approaching the intersection.
- (4) In a "C" or an "I" Zone, the following signs may be placed, erected or displayed:
- (a) a sign placed flat against the front of the main building if the area of the sign does not exceed the product of the of the front lot line on which the building is located, multiplied by 0.25 metres;
 - (b) a fixed and permanent free-standing sign situated at least 2 metres from the street line and which does not exceed 3 square metres in area, 1.5 metres in width or 2.5 metres in length; or
 - (c) a mobile sign subject to the conditions of paragraph (b).
- (5) In a "R&R" Zone the following signs may be placed, erected or displayed:
- (a) one sign not exceeding 4 square metres in gross surface area indicating the name of farm; and
 - (b) one sign not exceeding 1.64 square metres in gross surface area indicating the sale or rental of the property on which it is place.
- (6) No sign may:
- (a) be an imitation of a traffic control device or contain the words "stop", "go", "go slow", "caution", "danger", "warning", or similar words;
 - (b) be located within 2 metres of a property line;
 - (c) project over a property line;
 - (d) obstruct a fire escape, door, window, or other required exit;
 - (e) display lights which resemble the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles;
 - (f) have a size, location, movement, content, colouring or manner of illumination which may be confused with, construed as, or tend to hide from view any traffic device; or
 - (g) advertise an activity, business, product, or service, no longer conducted on the premises on which the sign is located.

5.1.4 Lighting Facilities and Illuminating Devices

- (1) No lighting facilities or illuminating device for any purpose may be arranged in such a manner as to cause a nuisance to adjoining properties or transportation on adjacent streets.

5.1.5 Fences and Walls

- (1) A fence or wall in a front yard shall not exceed 1 metre in height unless it is a security fence of chain link construction.
- (2) No fence or wall:
- (a) shall be located in such a way that it obstructs the line of sight at an intersection;
 - (b) in any "R1" & "R2" Zone shall be electrified or incorporated with barbed wire or other sharp dangerous material in its construction; and
 - (c) subject to subsection (1), shall exceed in height:

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- (i) 2 metres, in a "R1" & "R2" Zone, or
 - (ii) 2.5 metres, in a Zone other than a "R1" & "R2" Zone.
- (3) Fences and walls, erected for the purpose of demarcating a lot line, shall be located:
 - (a) on the common boundary of adjoining parcels upon agreement by owners as to location and to responsibilities for construction and maintenance; or
 - (b) offset from the common boundary of adjoining parcels upon the parcel of the owner wishing to assume the responsibilities for construction and maintenance.

5.1.6 More than One Main Building on a Lot

- (1) Except where provided in this By-law, no more than one main building may be placed or erected and no building or structure may be altered to become a second main building on a lot.
- (2) Notwithstanding 5.1.6(1), where a proposed use is to consist of more than one building on the lot, such use shall be subject to terms and conditions as may be imposed by the Commission.
- (3) Where a Zone permits multiple main uses, the minimum separation distances between buildings containing the permitted main uses shall be 1.5 times the distance of minimum side yard.

5.1.7 Lot Sizes

- (1) Notwithstanding the provisions of this By-law, no building or structure may be built, located or relocated, altered or replaced on a lot located within any Zone unless the lot meets the following requirements:

Table 5.3 – Lot Requirements						
Land Use	With Municipal Sewer			No Municipal Sewer (Private Services)		
	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
Single-Family Dwelling	23 m	30 m	690 m ²	54	38	4000 m ²
Two-Family Dwelling	27 m	30 m	1022 m ²	59	38	5350 m ²
Three-Family Dwelling	32 m	30 m	1363 m ²	63	38	6700 m ²
Four-Family Dwelling /Multiple-Unit Dwelling	36 m plus 1.5 m for each dwelling unit in excess of four (4)	30 m	1545 m ² plus 102 for each dwelling unit in excess of four (4)	68	38	8050 m ²

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<ul style="list-style-type: none"> • An automobile sales or rental Establishment * • A retail warehouse* • A hotel or motel • A service station • A public garage • A shopping centre • A self-service storage facility <p>[*conditional uses]</p>	32 m	30 m	1363 m ²	54	38	4000 m ²
All other Non-Residential Uses (not otherwise specified)	28	31	1000 m ²	54	38	4000 m ²
Industrial Zone Uses (see Table 6.4)	37	46	1700 m ²	54	38	4000 m ²

- (2) Any lot existing prior to the adoption of this By-law that does not meet the requirements of section 5.1.7 for a single family dwelling, may be used for a single family dwelling, if approved by the Department of Public Safety, on the installation of a septic tank or disposal field.

5.1.8 Height Regulations

- (1) The height restrictions of this By-law shall not apply to water tanks, silos, flagpoles, chimneys, spires, or belfries attached to the principle structures except where specifically regulated.

5.1.9 Vehicle Bodies

- (1) No truck, bus, semi-trailer, freight container, or other vehicle body, propelled or driven by any kind of power, notwithstanding its wheels have been removed, shall be used, in any Zone, as a dwelling unit or commercial main building, and may not be used as an accessory building or structure in any residential Zone, except as specifically permitted by other legislation and this By-law.

5.1.10 Line of Vision at Intersections

- (1) Notwithstanding the provisions of this By-law, on a corner lot, a fence, sign, hedge, shrub, bush or tree or any other structure or building shall not be erected or permitted to grow to a height more than 1 metre above grade of the streets that abut the lot within the triangular area included within the street lines for a distance of 4.6 metres from their point of intersection.

5.1.11 Residential Development Near a Lagoon or Treatment Plant

- (1) Notwithstanding any other provision of this By-law, no dwelling, mini home, or mobile home may be located within 30 metres of a sewage lagoon or treatment plant.

5.1.12 Landscaping

- (1) Subject to this section, the owner of a lot developed for residential and institutional purposes shall landscape;

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- (a) the front yard of the main building; and
 - (b) that part of the lot within 1.5 metres of any building thereon.
- (2) For the purposes of this section, landscaping shall include:
 - (a) all grading necessary to divert surface water from the building or structure and in so far as is reasonably possible, to contour the front yard to the surrounding terrain, together with the installation of a lawn having a minimum of 7.5 centimetres of topsoil; and
 - (b) may include the placement of paths such paths, patios, walkways, trees, ornamental shrubs, vines and flowers as are not prohibited by this or any other By-law, rule or regulation.
- (3) Notwithstanding subsection (1), the front yard mentioned therein may be used to a reasonable degree for the purposes of walks and driveways for access to the main building or use on the lot.
- (4) This landscaping shall be completed within 24 months from the date of issuance of the building permit for the main building or structure.

5.1.13 Size of Dwellings

- (1) No single family dwelling may be placed, erected or altered so that it has a ground floor area less than
 - (a) 55 square metres in the case of a one (1) storey dwelling;
 - (b) 44 square metres in the case of a one-half (1.5) storey dwelling; or
 - (c) 44 square metres in the case of a two-storey (2) dwelling.
- (2) For the purposes of this section, ground floor area does not include garages, carports, balconies, porches, verandas, breezeways, approach halls or except, for those completely contained within the dwelling unit, stairways.

5.2 Special Provisions for Specific Uses

5.2.1 Home Occupations

- (1) Where permitted, a home occupation may be conducted as a secondary use within a single-family dwelling or accessory building or structure or upon associated lands, subject to the following conditions:
 - (a) that the home occupation shall not consist of a convenience store, eating establishment, automotive sales or rental establishment, salvage yard, machine and weld shop, or any industrial use;
 - (b) not more than two persons are engaged in the home occupation in addition to members of the family resident in the dwelling unit;
 - (c) the use occupies 25% or less of the floor area when it is contained within the main building;
 - (d) no change that will modify the residential characteristics of the dwelling unit, except for a sign permitted under section 5.1.3, is to be made;
 - (e) no goods or services other than those directly pertaining to the home occupation are supplied or sold in or from the dwelling unit;
 - (f) that the service not produce inordinate amounts of water or create excessive noise, fumes, dust, vibration, glare, electronic interference, or odour detrimental to the health, safety and general welfare of persons residing in the neighborhood

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- (g) that the service not generate sewage in excess of what can be accommodated by an existing sewage disposal system;
- (h) no equipment or material used in the home occupation is stored in any other place than in the dwelling unit or an accessory building; and
- (i) two off-street parking spaces are provided in excess of those required under section 5.1.1.

5.2.2 Bed and Breakfast

- (1) Where permitted in this By-law, a bed and breakfast shall conform to the following requirements:
 - (a) the use of a home as a bed and breakfast is an accessory use to the dwelling unit by a resident of the property;
 - (b) shall not occupy more than 5 bedrooms as sleeping rooms for guests;
 - (c) required parking is provided at the rear or side of the building;
 - (d) no cooking equipment shall be provided in a room that is used for sleeping accommodation; and
 - (e) parking requirements as per section 5.1.1.

5.2.3 Keeping of Hens

- (1) Where permitted, the keeping of hens shall comply with the following:
 - (a) be restricted only to lots where there is an existing single detached dwelling;
 - (b) a maximum of 3 hens can be kept;
 - (c) the sale of eggs or meat and the slaughter of animals on the lot is prohibited;
 - (d) any manure or waste material shall be removed from the site (or composted) on a regular basis;
 - (e) a roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be fully enclosed by wired fencing and impermeable to predators;
 - (d) the enclosure shall be visually screened from a public street and neighbouring properties;
 - (f) the enclosure shall be set back a minimum of 10 metres from any dwelling on an adjacent lot; and
 - (g) the activity is registered with the Municipal Clerk.

5.2.4 Garden Suite

- (1) Where permitted, a garden suite shall:
 - (a) be accessory to the principle main dwelling on the same lot;
 - (b) comply with the all setback and yard requirements of this By-law;
 - (c) share a common access with the principle dwelling;
 - (d) be located in the rear of the lot;
 - (e) shall be fully serviced by municipal sanitary sewer, an on-site sewage disposal system, and sufficient water supply;
 - (f) be constructed, and placed in such a manner as to be removed from the lot;
 - (g) be removed from the property within 6 months of being vacated; and
 - (h) not be rented for monetary purposes to a person(s) who is not a member of the family residing in the main dwelling unit.

5.2.5 Wind Turbines

- (1) A small scale wind turbine is subject to terms and conditions and shall be:

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- (a) setback, at minimum, 1.5 times the total height of the wind turbine from the rear, front, and side lot lines, dwellings, transmission lines, and public right-of-ways;
- (b) located on the same property as the main use; and
- (c) removed if electricity is not in use for period of two years.

5.2.6 Keeping of Livestock

- (1) In the "R&R" Zones, the keeping of livestock is subject to terms and conditions as may be imposed by the Commission except where the operation is subject to the provisions of the *Livestock Operations Act*, and has a license or is exempted under the *Livestock Operations Act*, or on those lots where all three of the following requirements are met:
 - (a) two (2) or less animal units are kept;
 - (b) the property has an area of at least 20,000 square metres; and
 - (c) any livestock facilities are setback 20 metres from any lot line and 30 metres from any watercourse, and 75 metres from any well, or inhabited dwelling, other than those on the subject property.

5.2.7 Stripping of Topsoil

- (1) Subject to this section, no person may strip, excavate or otherwise remove top soil for sale or for use from a lot or other parcel of land.
- (2) Where, in connection with the construction of a building or structure, there is an excess of top soil other than that required for grading and landscaping on the lot, such excess may be removed for sale or for use.
- (3) Notwithstanding subsection (1), the farming of sod may be carried on where the owner of the land has entered into an agreement with the Council making arrangements satisfactory to the Council for the rehabilitation of the land.

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6.0 Zones

6.1 ONE AND TWO UNIT RESIDENTIAL ZONE – “R1” ZONE

- (1) In a “R1” Zone, any land, building or structure may be used for the purposes of, and for no other purpose than:
- (a) one of the following main uses:
 - (i) a single dwelling;
 - (ii) a two-unit dwelling;
 - (iii) a park or playground; and
 - (b) one or more of the following secondary uses:
 - (i) a home occupation, subject to section 5.2.1;
 - (ii) a bed and breakfast, subject to section 5.2.2;
 - (iii) a special care home;
 - (iv) a day care home;
 - (v) the keeping of hens, subject to section 5.2.3; and/or
 - (c) the following secondary uses, subject to terms and conditions as may be set by the Commission:
 - (i) a garden suite, subject to section 5.2.4; and
 - (d) any accessory building or structure may be placed or use incidental to the main use of the land, building or structure if such main use is permitted by this section.
- (2) No building or structure may be placed, erected or altered in a “R1” Zone unless the following provisions are met:

Table 6.1		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	2 m	1.5 m
Minimum rear yard	6.5 m	1.5 m
Maximum height	9 m	7.5 m
Maximum lot coverage	Interior lot = 50% Corner lot = 45%	10%

- (3) No accessory building or structure may:
- (a) be placed, erected or altered so that it is within the front yard of the main building;
 - (b) exceed 57 square metres in area or have a horizontal dimension greater than 10 metres; or
 - (c) be used for:
 - (i) agricultural purposes; or
 - (ii) the keeping of livestock.

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6.2 MULTIPLE RESIDENTIAL ZONE - "R2" ZONE

- (1) In a "R2" Zone, any land, building or structure may be used for the purpose of, and for no other purpose than:
- (a) one of the following main uses:
 - (i) a single-unit dwelling;
 - (ii) a two-unit dwelling;
 - (iii) a multiple-unit dwelling to a maximum of 16 dwelling units;
 - (iv) a park or playground; or
 - (b) one of the following main uses, subject to terms and conditions as may be set by the Commission:
 - (i) a senior citizens' complex;
 - (ii) a multiple-unit dwelling containing over 16 dwelling units; and
 - (c) one or more of the following secondary uses:
 - (i) a home occupation, subject to section 5.2.1;
 - (ii) a day care home;
 - (iii) a special care home; 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 section.
- (2) No building or structure may be placed, erected or altered in a "R2" Zone unless the following provisions are met:

Table 6.2		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	3 m	1.5 m
Minimum rear yard	6.5 m	1.5 m
Maximum height	11 m	7.5 m
Maximum lot coverage	Interior lot = 50% Corner lot = 45%	10%

- (3) No accessory building or structure may be placed, erected or altered in a "R2" Zone unless subsections 6.1(3) are met.

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6.3 COMMERCIAL ZONE - "C" ZONE

- (1) In a "C" Zone, any land, building or structure may be used for the purpose of, and for no other purpose than:
- (a) one or more of the following main uses:
 - (i) an automobile sales or rental establishment;
 - (ii) a nursery or garden centre;
 - (iii) a hotel or motel;
 - (iv) a multiple-unit dwelling to a maximum of 4 dwelling units;
 - (v) an office;
 - (vi) a restaurant;
 - (vii) a retail store;
 - (viii) a general service, sales, and repair shop;
 - (ix) a personal service shop;
 - (x) a community placement residential facility;
 - (xi) a senior citizen complex;
 - (xii) a veterinary clinic;
 - (xiii) a service station;
 - (xiv) a public garage;
 - (xv) a daycare centre;
 - (xvi) a bed and breakfast, subject to section 5.2.2;
 - (xvii) a special care home;
 - (xviii) a day care home;
 - (xix) a commercial recreational facility;
 - (xx) a park or playground;
 - (xxi) an institutional use;
 - (xxii) a financial institution;
 - (xxiii) a single-unit dwelling; and
 - (b) one or more of the following main uses, subject to terms and conditions as may be set by the Commission:
 - (i) a multiple-unit dwelling containing five (5) or more dwelling units;
 - (ii) a transportation terminal;
 - (iii) a laundromat;
 - (iv) a dry cleaning outlet;
 - (v) a shopping centre;
 - (vi) a self-service storage facility;
 - (vii) a retail warehouse;
 - (viii) a research farm;
 - (ix) a drive-thru restaurant; and
 - (c) one or more of the following secondary uses:
 - (i) a dwelling unit;
 - (ii) a home occupation, subject to section 5.2.1; 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 section.

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- (2) No building or structure may be placed, erected or altered in a "C" Zone unless the following provisions are met:

Table 6.3		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	3 m	3 m
Minimum rear yard	3 m	3 m
Maximum height	15 m	7.5 m
Maximum lot coverage	N/A	10%

- (3) No accessory building or structure may:
- (a) be used for agricultural uses;
 - (b) be used for the keeping of livestock or household pets; or
 - (c) except for a gatehouse or security office, be placed erected or altered so that is closer to the front lot line than the main building or structure.
- (4) Where yard lights are provided in connection with a commercial use, all such lighting shall be directed inwardly toward the subject lot and away from neighbouring buildings.
- (5) Where a lot in the Commercial Zone abuts any Residential ("R1"&"R2"), Institutional "INST", Recreational "REC", or Green Belt "GB" Zone, such lot shall not be developed for a Commercial use unless provision is made for an appropriate screening facility, such as a hedge, solid-board fence, or earth berm or a combination thereof, as approved by the Development Officer.

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6.4 INDUSTRIAL – “I” ZONE

- (1) In an “I” Zone, any land, building or structure may be used for the purpose of, and no other purpose than:
- (a) one or more of the following main uses:
 - (i) a sawmill;
 - (ii) a contractor’s yard;
 - (iii) a warehouse;
 - (iv) a restaurant;
 - (v) a transportation terminal;
 - (vi) a public garage;
 - (vii) a service station;
 - (viii) a heavy equipment sale and service operation;
 - (ix) a general service, sales, and repair shop;
 - (x) an automobile sales or rental establishment
 - (xi) a self-service storage facility;
 - (xii) a light industrial use; and
 - (b) the following main use or secondary use, subject to terms and conditions as may be set by the Commission:
 - (i) a manufacturing or processing plant; and
 - (c) 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 section.
- (2) No building or structure may be built, located or relocated, altered or replaced on a lot located within any “I” Zones unless the lot meets the following provisions:

Table 6.4		
Services	Lot Component	Industrial Use
Municipal Sewage Only	Minimum Lot Width	37 m
	Minimum Lot Depth	46 m
	Minimum Lot Area	1700 m ²
No Municipal Sewage	Minimum Lot Width	54 m
	Minimum Lot Depth	38 m
	Minimum Lot Area	4,000 m ²

- (3) No building or structure may be placed, erected or altered in a “I” Zone unless the following provisions are met:

Table 6.5		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	The greater of one-half the height of the main building or 3 m	The greater of one-half the height of the accessory building or 3 m
Minimum rear yard	The greater of one-half the height of the main building or 3 m	The greater of one-half the height of the accessory building or 3 m

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Maximum height	15 m	7.5 m
Maximum lot coverage	50%	10%

- (4) No accessory building or structure may:
- (a) be used for agricultural uses;
 - (b) be used for the keeping of livestock or household pets; and
 - (c) except for a gatehouse or security office, be placed erected or altered so that is closer to the front lot line than the main building or structure.
- (5) Where yard lights are provided in connection with an industrial use, all such lighting shall be directed inwardly toward the subject lot and away from neighbouring buildings.
- (6) Where a lot in the Industrial Zone abuts any Residential ("R1"&"R2"), Commercial "C", Institutional "INST", Recreational "REC", or Green Belt "GB" Zone, such lot shall not be developed for an industrial use unless provision is made for an appropriate screening facility, such as a hedge, solid-board fence, or earth berm or a combination thereof, as approved by the Development Officer.
- (7) The outdoor storage of goods and materials shall be subject to the following provisions:
- (a) open storage shall not be permitted adjacent to a public right-of-way or in the front yard of any industrial use, unless screened from view with a solid-board fence or landscaped buffer, including a hedge or shelter belt of trees; and
 - (b) open storage shall not be permitted along the side yard of an "I" Zone property line that abuts any Residential ("R1"&"R2"), Commercial "C", Institutional "INST", Recreational "REC", or Green Belt "GB" Zone.

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6.5 INSTITUTIONAL – “INST” ZONE

- (1) In an “INST” Zone, any land building or structure may be used for the purposes of, and for no other purpose than:
- (a) one or more of the following main uses:
 - (i) an institutional use;
 - (ii) a funeral home;
 - (iii) a senior citizen complex;
 - (iv) a day care centre;
 - (v) a community placement residential facility;
 - (vi) a park or playground; and
 - (b) 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 section.
- (2) No building or structure may be placed, erected or altered in an “INST” Zone unless the following provisions are met:

Table 6.6		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	7.5 m	7.5 m
Minimum rear yard	7.5 m	7.5 m
Maximum height	15 m	The lesser than, the height of the main building or 9 m
Maximum coverage	50%	10%

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6.6 RURAL & RESOURCE - "R&R" ZONE

- (1) In an "R&R" Zone, any land, building or structure may be used for the purpose of, and for no other purpose than:
- (a) one or more of the following main uses:
 - (i) a single dwelling;
 - (ii) a forestry or agricultural use;
 - (iii) a recreational facility; and
 - (b) one or more of the following secondary uses:
 - (i) a home occupation, subject to section 5.2.1;
 - (ii) a bed and breakfast, subject to section 5.2.2;
 - (iii) a special care home;
 - (iv) a day care home;
 - (v) the keeping of hens, subject to subsection 5.2.3; and
 - (c) the following secondary uses, subject to terms and conditions as may be set by the Commission:
 - (i) a garden suite, subject to section 5.2.4;
 - (ii) the keeping of livestock, subject to subsection 5.2.6; 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 section.
- (2) No building or structure may be placed, erected or altered in an "R&R" Zone unless the following provisions are met:

Table 6.7		
Lot Component	Main Building or Structure	Accessory Building or Structure
Minimum front yard	7.5 m	7.5 m
Minimum side yard	The greater of one-half the height of the main building or 3 m	The greater of one-half the height of the accessory building or 3 m
Minimum rear yard	The greater of one-half the height of the main building or 3 m	The greater of one-half the height of the accessory building or 3 m
Maximum height	15 m	11 m
Maximum coverage	50%	25%

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6.7 RECREATIONAL - "REC" ZONE

- (1) In a "REC" Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than:
- (a) one or more of the following main uses:
 - (i) a recreation facility;
 - (ii) a park or playground; and
 - (b) accessory buildings or structures or uses incidental to the main use of land, building or structure, if such main use is permitted by this section.

6.8 GREENBELT - "GB" ZONE

- (1) In a "GB" Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than:
- (a) one or more of the following main uses, subject to terms and conditions as may be set by the Commission:
 - (i) a single dwelling;
 - (ii) a forestry or agricultural use;
 - (iii) a park or playground; and
 - (b) accessory buildings or structures or uses incidental to the main use of land, building or structure, if such main use is permitted by this section, are permitted subject to terms and conditions as may be set by the Commission.

Signed Michael Stewart
Michael Stewart,
Mayor, Village of Centreville

Date August 19, 2022

Signed Andrea McAloon Callahan
Andrea McAloon Callahan
Municipal Administrator/Clerk

Date August 19, 2022

