

8. APPENDICES

Appendix A: Western Common Zoning

Timberlea/Lakeside/Beechville LUB

PART 20A: WCRPK (WESTERN COMMON REGIONAL PARK) ZONE (Change in name of zone - RC-June 27/06;E-Aug 26/06)

20A(1) WCRPK USES PERMITTED

No development permit shall be issued in any WC (Western Common) Zone except for the following:

- Conservation related uses
- Trails, picnic areas and wilderness campsites
- Public and private parks and playgrounds
- Recreation uses with the exception of golf courses
- Historic sites and monuments
- Churches and cemeteries

20A(2) WCRPK ZONE REQUIREMENTS

In any WC Zone, no development permit shall be issued except in conformity with the following:

- (a) Minimum Lot Area 100,000 square feet (9,289 m²)
- (b) Minimum Building Setback from any lot line 30 feet (9.1 m)
- (c) Maximum Lot Coverage 35 percent
- (d) Maximum Height of Main Building 35 feet (10.7 m)
- (e) No buildings, structures or parking areas shall be located within 300 feet (91.4 m) of the rim of any watercourse or waterbody except for buildings or structures intended for conservation related uses, wilderness campsites, or non-motorized water related recreation uses.

20A(3) SETBACK EXEMPTION

Notwithstanding Clause 20A(2)(b), no building setback shall be required from the Highway 103 right-of-way lot line.” (RC - July 4, 2000 / E - August 5, 2000)

PART 21E: UR (URBAN RESERVE) ZONE (RC-June 27/06;E-Aug 26/06)

UR USES PERMITTED

21E.1 No development permit shall be issued in any UR (Urban Reserve) Zone except for the following:

Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot

Passive recreation uses

Uses accessory to the foregoing uses

UR ZONE REQUIREMENTS

21E.2 In any UR Zone, no development permit shall be issued except in conformity with the following:

Minimum Front or Flankage Yard: 9.1m

Minimum Side Yard: 2.5m

Minimum Rear Yard: 2.5m

Maximum Lot Coverage: 35%

Maximum Height of Main Building: 11m

Halifax Mainland LUB

WC ZONE
WESTERN COMMON ZONE

62AA (1) The following uses shall be permitted in any WC Zone:

- (c) Conservation related uses;
- (d) Trails, picnic areas and wilderness campsites;
- (e) Public and private parks and playgrounds;
- (f) Recreation uses with the exception of golf courses;
- (g) Historic sites and monuments;
- (h) Churches and cemeteries;
- (i) Uses accessory to the foregoing.

62AA(2) No person shall in any WC Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

62AA(3) No person shall in any WC Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

62AA(4) WC ZONE REQUIREMENTS

In any WC Zone no development permit shall be issued except in conformity with the following:

- (a) Minimum lot area 100,000 square feet (9,289 m²)
- (b) Minimum building setback from any property line 30 feet (9.1 m)
- (c) Maximum lot coverage 35 percent
- (d) Maximum height (main Building) 35 feet
- (e) No buildings, structure or parking areas shall be located within 300 feet (91.4 m) of any watercourse except for buildings or structures intended for conservation related uses or non-motorized water related recreation uses.

UR (URBAN RESERVE) ZONE (RC-June 27/06;E-August 26/06)

61AA(1) The following uses shall be permitted in any UR Zone:

- (a) Single family dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot
- (b) Passive recreation uses
- (c) Uses accessory to the foregoing uses

61AA(2) No person shall in any UR Zone use or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

61AA(3) No person shall in any UR Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

REQUIREMENTS

61AA(4) Buildings erected, altered or used for UR uses in a UR Zone shall comply with the following requirements:

Minimum Front or Flankage Yard: 9.1 m

Minimum Side Yard: 2.5 m

Minimum Rear Yard: 2.5 m

Maximum Lot Coverage: 35 per cent

Maximum Height of Main Building: 11 m

District 4 (Prospect) LUB

PART 34A: WC (WESTERN COMMON) ZONE

34A (1) WC USES PERMITTED

No development permit shall be issued in any WC (Western Common) Zone except for the following:

- Conservation related uses
- Trails, picnic areas and wilderness campsites
- Public and private parks and playgrounds
- Recreation uses with the exception of golf courses
- Historic sites and monuments
- Churches and cemeteries

34A (2) WC ZONE REQUIREMENTS

In any WC Zone, no development permit shall be issued except in conformity with the following:

- (a) Minimum Lot Area 100,000 square feet (9,289 m²)
- (b) Minimum building setback from any lot line 30 feet (9.1 m)
- ~~(c) Maximum Lot Coverage 35 percent Deleted (RC June 27/06;E Aug 26/06)~~
- (d) Maximum Height of Main Building 35 feet (10.7 m)
- (e) No buildings, structures or parking areas shall be located within 300 feet (91.4 m) of the rim of any watercourse or waterbody except for buildings or structures intended for conservation related uses, wilderness campsites or non-motorized water related recreation uses.

~~34A(3) Exception: Indian Lake Golf Club~~

~~Notwithstanding the provisions of 34(A)(1), the Indian Lake Golf Club, located on LMIS Index No. 40696650, shall be permitted to expand on to the WC zone provided that all requirements of Section 34A(2) are satisfied.~~

~~(RC July 4, 2000 / E August 5, 2000) Deleted (RC-June 27/06;E-Aug 26/06)~~

Appendix B: Property Ownership and Land Use

PID	Owner	Predominant Land Use	Area (ac.)
00379487	SCS - Soundco Limited	Non Forested - Road/ Rail Buffers	0.8
00380170	Halifax Water Commission	Forested - Natural Stand	1.7
00380410	Private Owner	Forested - Natural Stand	1.1
00380626	Private Owner	Forested - Natural Stand	0.9
00380766	Private Owner	Non Forested - Urban	0.3
00380774	Private Owner	Forested - Natural Stand	0.3
00380816	Private Owner	Forested - Natural Stand	0.7
00380923	N A Brown Holdings Limited	Non Forested - Urban	0.2
00380956	Private Owner	Forested - Natural Stand	1.1
00381194	N A Brown Holdings Limited	Non Forested - Urban	0.3
00381251	Private Owner	Non Forested - Road/ Rail Buffers	1.9
00381335	Shell Canada Products	Non Forested - Road/ Rail Buffers	1.1
00381533	Private Owner	Forested - Natural Stand	0.7
00381541	Private Owner	Forested - Natural Stand	0.8
00381558	Private Owner	Forested - Natural Stand	0.7
00381566	Private Owner	Forested - Natural Stand	0.5
00381582	Private Owner	Forested - Natural Stand	0.8
00381590	Private Owner	Forested - Natural Stand	0.9
00381608	Private Owner	Forested - Natural Stand	0.6
00381624	Private Owner	Non Forested - Road/ Rail Buffers	1.2
00381665	Private Owner	Forested - Natural Stand	0.7
00381764	Private Owner	Forested - Natural Stand	1.2
00381772	Private Owner	Non Forested - Road/ Rail Buffers	0.4
00404640	Private Owner	Non Forested - Road/ Rail Buffers	13.0
00404657	Private Owner	Non Forested - Road/ Rail Buffers	20.6
00404665	Private Owner	Forested - Natural Stand	33.9
00568238	Private Owner	Forested - Natural Stand	40.8
00568253	HRM	Non Forested - Sanitary Landfill	31.0
00589846	HRM	Forested - Natural Stand	23.7
00589986	HRM	Non Forested - Sanitary Landfill	1,671.0
00596726	HRM	Non Forested - Road/ Rail Buffers	1,163.0
00624973	HRM	Non Forested - Barren	892.0
00656405	Private Owner	Forested - Natural Stand	9.1
00656439	Private Owner	Forested - Natural Stand	3.1
00656454	Private Owner	Forested - Natural Stand	3.3
00656462	Private Owner	Non Forested - Urban	0.2
00656470	Private Owner	Non Forested - Urban	0.2
40025546	Private Owner	Non Forested - Road/ Rail Buffers	5.4
40111601	Private Owner	Forested - Natural Stand	17.7
40271603	Private Owner	Forested - Natural Stand	79.4
40271611	Private Owner	Forested - Natural Stand	12.6
40271769	Private Owner	Forested - Natural Stand	16.1
40271777	Private Owner	Forested - Natural Stand	21.2
40283160	Private Owner	Non Forested - Urban	0.2
40297376	Private Owner	Forested - Natural Stand	18.2

PID	Owner	Predominant Land Use	Area (ac.)
40356891	NS Natural Resources	Non Forested - Road/Rail Buffers	10.9
40382525	Security Trust Properties Incorporated	Non Forested - Urban	3.3
40382533	Eastside 2008 Equities Inc	Non Forested - Urban	3.4
40424319	Nova Scotia Power Incorporated	Forested - Natural Stand	5.6
40456360	Bell Aliant Communications Regionales Inc	Forested - Natural Stand	0.5
40506701	Private Owner	Non Forested - Sanitary Landfill	0.3
40506784	Private Owner	Forested - Natural Stand	0.3
40506792	Private Owner	Non Forested - Inland Water	35.7
40506818	Private Owner	Forested - Natural Stand	0.8
40506826	HRM	Forested - Natural Stand	0.6
40506834	HRM	Non Forested - Road/Rail Buffers	34.9
40506842	HRM	Non Forested - Road/Rail Buffers	45.4
40506859	Private Owner	Forested - Natural Stand	1.0
40506933	Private Owner	Forested - Natural Stand	13.2
40506941	HRM	Non Forested - Inland Water	10.8
40515116	Sunrise Park Cemetery	Forested - Natural Stand	3.2
40544942	Private Owner	Forested - Natural Stand	1.0
40544959	Private Owner	Forested - Natural Stand	10.0
40544967	Private Owner	Forested - Natural Stand	8.1
40544983	Private Owner	Forested - Natural Stand	4.5
40544991	Private Owner	Forested - Natural Stand	3.5
40577249	HRM	Non Forested - Urban	0.4
40598500	HRM	Non Forested - Road/Rail Buffers	0.9
40599888	HRM	Forested - Natural Stand	43.6
40599896	HRM	Forested - Natural Stand	21.1
40614380	Private Owner	Forested - Natural Stand	3.3
40614398	Private Owner	Forested - Natural Stand	3.3
40647125	Private Owner	Non Forested - Urban	2.3
40647174	Private Owner	Non Forested - Urban	1.4
40647182	Private Owner	Non Forested - Urban	2.3
40647190	Private Owner	Non Forested - Urban	2.3
40647208	Private Owner	Non Forested - Urban	2.3
40665481	NSTPW	Non Forested - Urban	0.1
40665499	NSTPW	Forested - Natural Stand	0.3
40665507	NSTPW	Non Forested - Urban	0.0
40665515	NSTPW	Non Forested - Urban	0.2
40673469	Private Owner	Non Forested - Urban	0.9
40680928	Private Owner	Forested - Natural Stand	2.6
40682825	Irving Oil Limited	Forested - Natural Stand	2.3
40690778	Private Owner	Non Forested - Urban	1.7
40696650	Indian Lake Golf Course	Non Forested - Urban	22.0
40702367	HRM	Non Forested - Road/Rail Buffers	3.6
40716128	HRM	Forested - Natural Stand	31.1
40716144	HRM	Non Forested - Open Bogs	8.8
40731564	Private Owner	Forested - Natural Stand	3.4
40749707	Indian Lake Golf Course	Non Forested - Urban	26.2

PID	Owner	Predominant Land Use	Area (ac.)
40798514	Private Owner	Non Forested - Urban	3.1
40799538	Private Owner	Non Forested - Urban	2.0
40832990	HRM	Non Forested - Road/Rail Buffers	35.7
40883662	HRM	Forested - Natural Stand	4.0
40888976		Non Forested - Inland Water	115.0
40888984		Forested - Natural Stand	7.0
40888992		Forested - Natural Stand	1.8
40889008		Forested - Natural Stand	0.3
40889016		Non Forested - Inland Water	0.6
40894792	Road Parcel Owner Undetermined	Forested - Natural Stand	0.9
40894800	Road Parcel Owner Undetermined	Non Forested - Urban	5.3
40894818	Road Parcel Owner Undetermined	Non Forested - Inland Water	7.2
40895948	Road Parcel Owner Undetermined	Forested - Natural Stand	2.3
40895955	Road Parcel Owner Undetermined	Non Forested - Urban	2.7
40895963	Road Parcel Owner Undetermined	Non Forested - Urban	4.8
40895971	Road Parcel Owner Undetermined	Forested - Natural Stand	7.0
40896003	Road Parcel Owner Undetermined	Non Forested - Inland Water	16.4
40896011	Road Parcel Owner Undetermined	Non Forested - Sanitary Landfill	7.1
40896029	Road Parcel Owner Undetermined	Non Forested - Sanitary Landfill	13.3
40896383		Non Forested - Inland Water	95.3
40896391		Non Forested - Road/Rail Buffers	66.4
40896409		Forested - Natural Stand	17.0
40896417		Non Forested - Wetlands General	1.3
40896425		Forested - Natural Stand	0.5
40896433		Forested - Natural Stand	1.0
40896441		Forested - Natural Stand	0.8
40896458		Forested - Natural Stand	0.2
40896466		Non Forested - Inland Water	268.0
40896474		Non Forested - Inland Water	47.3
40896524		Non Forested - Wetlands General	3.1
40896540		Forested - Natural Stand	1.5
40896557		Forested - Natural Stand	1.1
40896565		Forested - Natural Stand	5.8
40896581		Non Forested - Inland Water	224.0
40896599		Forested - Natural Stand	10.7
40896607		Non Forested - Road/Rail Buffers	39.7
40897167		Non Forested - Barren	0.4
40897886		Forested - Natural Stand	0.2
40898983	HRM	Non Forested - Road/Rail Buffers	4.4
41016668	M J Web Real Estate Inc	Non Forested - Urban	11.0
41017716	Private Owner	Non Forested - Urban	20.6
41034166	Imprimeries Transcontinental 2003 Inc.	Forested - Natural Stand	5.7
41034687	Indian Lake Golf Course	Non Forested - Urban	2.6
41034695	Indian Lake Golf Course	Forested - Natural Stand	24.9
41076142	Web Atlantic Ltd	Non Forested - Urban	1.7
41108101	Private Owner	Non Forested - Urban	2.1

PID	Owner	Predominant Land Use	Area (ac.)
41108119	Private Owner	Non Forested - Urban	1.4
41119488	Sunrise Park Cemetery	Non Forested - Road/Rail Buffers	9.1
41140476	3008017 Nova Scotia Limited	Non Forested - Road/Rail Buffers	3.2
41176330	Private Owner	Forested - Natural Stand	6.6
41184011	Private Owner	Non Forested - Urban	0.8
41253915	New Life Baptist Church	Forested - Natural Stand	7.2
41253923	HRM	Non Forested - Inland Water	1,596.0
41256033	HRM	Forested - Natural Stand	141.0
41256041	HRM	Forested - Natural Stand	9.6
41256058	HRM	Non Forested - Inland Water	478.0
41256066	HRM	Non Forested - Inland Water	11.0
41256173	HRM	Non Forested - Urban	7.1
		TOTAL	7842.80

Appendix C: Study Area Mapping