

Proposed Amendment Summary and Details
Prepared for the Public Participation Meeting
6:00 pm June 16, 2026
Pembroke Hall, 672 Pembroke Road, Pembroke

Proposed Amendments Summary

In summary the proposed amendments will change the designation of the area of Chegoggin now designated Serviced Residential to the Rural Development designation and the zoning of the same area from Low-Density Residential (LDR) (Appendix A) to Rural Development (RD) (Appendix B). The map amendments are attached as Figures 1 and 2 (Existing Future Land Use Map and Existing Zoning Map) and Figures 3 and 4 (Proposed Future Land Use Map and Proposed Zoning Map).

Difference Between Designations

Serviced Residential Designation

The intent of Council expressed in the Municipal Planning Strategy (MPS) is to designate as “Serviced Residential” land with central services and intended primarily for residential development. Three residential zones and one recreation zone are the only zones permitted within this designation.

Rural Development Designation

The intent of Council expressed in the MPS is to designate as Rural Development lands without central services intended for a wide range of rural land uses. Two rural zones, two industrial zones and one recreation zone are the only zones permitted within this designation.

Amendment to any other zone in future would require the full amendment process.

Potential for Re-Zoning in each Designation

The potential for the recreation zone is the same in both the Serviced Residential and rural Development designations.

As noted, in the Serviced Residential designation only residential zones and one recreation zone may be considered by Council.

Should the Chegoggin area be designated as Rural Development, it would be possible for land within the designation area to be re-zoned from Rural Development to any of the other allowed zones (Two rural zones, two industrial zones and one recreation zone) if the application meets the criteria Council has established in the MPS. In addition to meeting the general criteria for amendment established in Section 6.6 of the MPS, Council would also need to be satisfied that “the risk of land use conflicts between industrial uses permitted in the zone and surrounding land uses is low, including, but not limited to, conflicts due to heavy equipment traffic, noise, odour, dust, light emissions, or visual impacts.”

Public Roads

There is no policy within the MPS regarding public roads.

However, policy 4-40 states "Council shall, through the Land Use By-law, prohibit development on new private roads in the Low Density Residential Zone, Residential General Zone, Multi Unit Zone, and Commercial General Zone." This prohibition does not apply to the Rural Development (RD) Zone, which means that residential development could occur on private roads. The June 23, 2021 Subdivision By-law in subsection 6.1.1 requires that when five (5) or more lots front on a private road, the private road must meet the requirements established in the Municipal Design Specifications Manual. These requirements appear to be the same as those for local streets.

Difference between Zones

The Low-Density Residential (RD) Zone (Appendix A) permits a narrower range of uses than the Rural Development (RD) Zone (Appendix B). A detailed comparison of the two zones is in Appendix C.

Process

The process to complete these proposed amendments is:



Any comments made prior to the meeting or at the Public Participation meeting will be given to Council before Council makes a decision regarding holding a public hearing.

APPENDIX A
Low Density Residential Zone
Taken from the LUB May 16, 2026

12 LOW-DENSITY RESIDENTIAL ZONE (LDR)

12.1 Intent

This *zone* is intended to accommodate a range of lower density residential *uses*, as well as *institutional and recreational uses*.

12.2 Permitted Main Uses

12.2.1 The following uses shall be permitted as a main use in the Low-density Residential (LDR) Zone subject to the requirements of this By-law:

- (a) Agriculture-related Uses
- (b) Boarding/Rooming House
- (c) Community Centres and Community Clubs
- (d) Daycare Operations
- (e) Dwellings – 1 to 4 dwelling units per lot
- (f) Institutional Uses
- (fA) **Non-Primary Residence STR (CHG-4-74A)**
- (g) Places of Worship
- (h) Private Recreational Uses – Outdoor
- (i) Small Options Home

12.3 Developments Permitted Subject to Other Requirements

12.3.1 The following *uses* are permitted as main uses in the Lower-density Residential Zone subject to all applicable requirements of this By-law, and to use-specific requirements found either in Chapter 7 of this By-law or the special zone requirements:

- (a) *Cemeteries* – Section 7.3
- (b) *Household Livestock Operations* – Section 7.7
- (c) *Parks and Playgrounds* – Section 7.9
- (d) *Trails and Conservation Uses* – Section 7.13
- (e) *Utilities* – Section 7.14

12.4 Developments Permitted by Site Plan Approval

12.4.1 The following *uses* are permitted by *site plan approval* in the Lower-density Residential Zone subject to the *site plan approval* criteria of Chapter 31 of this By-law:

- (a) Expansion of a non-conforming use

12.5 Developments Permitted by Development Agreement

12.5.1 The following *uses* are permitted by *development agreement* in the Lower-density Residential Zone subject to the indicated *Municipal Planning Strategy* policy:

- (a) Adaptive re-use of former institutional buildings – MPS Policy 4-88
- (b) Adaptive re-use of registered heritage properties – MPS Policy 4-83

12.6 Zone Standards

12.6.1 In the Lower Density Residential Zone, no development permit shall be issued except in conformance with the following requirements:

Table 9: LDR Zone Development Standards

Standard	Dwellings & Non-Primary Residence STRs (CHG-4-74A)	All Other Permitted Main Uses
(a) Minimum Lot Area <ul style="list-style-type: none">i. Sewer-servicedii. Unserviced	250 m ² /unit See Dept of Env.	1,000 m ² See Dept of Env.
(b) Minimum Lot Frontage	6.0 m	12.0 m
(c) Minimum Front / Flankage Setback	3.0 m	3.0 m
(d) Minimum Side Setback	1.8 m on one side, 3.0 m on the other	3.0 m on both sides
(e) Minimum Rear Setback	7.6 m	7.6 m
(f) Maximum Building Height	10.7 m	10.7 m

12.7 Special Zone Requirements

None

Appendix B
Taken from the LUB May 25, 2026

17 RURAL DEVELOPMENT ZONE (RD)

17.1 Intent

This *zone* is intended to give priority to a wide range of rural land uses.

17.2 Permitted Main Uses

17.2.1 The following uses shall be permitted as a main use in the Rural Development (RD) Zone subject to the requirements of this By-law:

- (a) Abattoirs –400 m² gross floor area or smaller
- (b) Agriculture-related Uses
- (c) Airport Instrument Approach
- (d) Airport Navigation Systems
- (e) Animal Shelter
- (f) Boarding/Rooming House
- (g) Campgrounds
- (h) Community Centres and Community Clubs
- (i) Daycare Operations
- (j) Dwellings – 1 to 4 dwelling units per lot
- (k) Equestrian Facilities
- (l) Farmers' Markets
- (m) Forestry-related Uses
- (n) Institutional Uses
- (nA) **Non-Primary Residence STR (CHG-4-74A)**
- (o) Places of Worship
- (p) Private Recreational Uses – Outdoor
- (q) Small Item Repair Shops
- (r) Small Options Home
- (s) Special Care Homes
- (t) Wharves

17.3 Developments Permitted Subject to Other Requirements

17.3.1 The following *uses* are permitted as main uses in the Rural Development Zone subject to all applicable requirements of this By-law, and to use-specific requirements found either in Chapter 7 of this By-law or the special *zone* requirements:

- (a) *Cemeteries* – Section 7.3
- (b) *Household Livestock Operations* – Section 7.7
- (c) *Parks and Playgrounds* – Section 7.9
- (d) Solar Collectors as a main use – Section 7.11
- (e) *Trails and Conservation Uses* – Section 7.13
- (f) *Utilities* – Section 7.14

17.4 Developments Permitted by Site Plan Approval

17.4.1 The following uses are permitted by site plan approval in the Rural Development Zone subject to the site plan approval criteria of Chapter 31 of this By-law:

- (a) *Expansion of non-conforming uses*
- (b) *RV Park*
- (c) *Small-scale Wind Turbine Generators*

17.5 Developments Permitted by Development Agreement

17.5.1 The following *uses* are permitted by *development agreement* in the Rural Development Zone subject to the indicated *Municipal Planning Strategy* policy:

- (a) Adaptive re-use of former institutional buildings – MPS Policy 4-88
- (b) Adaptive re-use of registered heritage properties – MPS Policy 4-83
- (c) *Dwellings* with 5 or more units on a lot – MPS Policy 4-56
- (d) *Permanent Asphalt Paving Plants* – MPS Policy 5-19
- (e) *Fish Reduction Operations* - MPS Policy 5-19
- (f) *Fur Farms* – MPS Policy 4-68
- (g) *Intensive Livestock Operations* – MPS Policy 4-68
- (h) *Racing Tracks* – MPS Policy 5-19
- (i) *Salvage and Scrap Yards* – MPS Policy 4-33
- (j) *Shooting Ranges* – MPS Policy 5-19
- (k) *Solid Waste Disposal* – MPS Policy 4-33
- (l) *Large-scale Wind Turbine Generators* – MPS Policy 4-13

17.6 Zone Standards

17.6.1 In the Rural Development Zone, no development permit shall be issued except in conformance with the following requirements:

Table 14: RD Zone Development Standards

Standard	All Permitted Main Uses
(a) Minimum Lot Area	See Dept of Env.
(b) Minimum Lot Frontage	30.0 m
(c) Minimum Front / Flankage Setback	7.6 m
(d) Minimum Side Setback	3.0 m
(e) Minimum Rear Setback	7.6 m
(f) Maximum Building Height	10.7 m

17.7 Special Zone Requirements

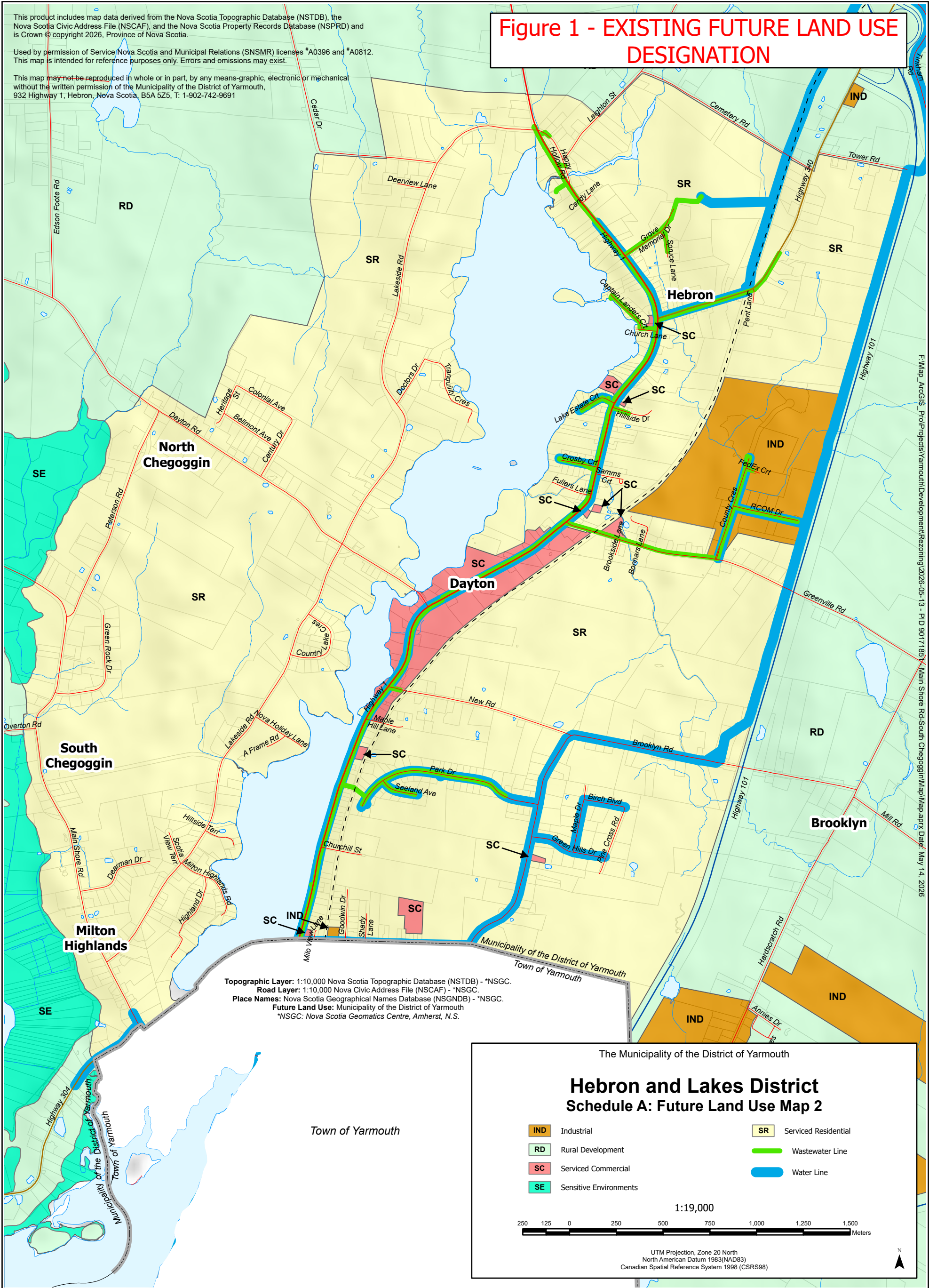
None

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Figure 1 - EXISTING FUTURE LAND USE DESIGNATION



Topographic Layer: 1:10,000 Nova Scotia Topographic Database (NSTDB) - *NSGC.
 Road Layer: 1:10,000 Nova Civic Address File (NSCAF) - *NSGC.
 Place Names: Nova Scotia Geographical Names Database (NSGND) - *NSGC.
 Future Land Use: Municipality of the District of Yarmouth
 *NSGC: Nova Scotia Geomatics Centre, Amherst, N.S.

The Municipality of the District of Yarmouth

Hebron and Lakes District Schedule A: Future Land Use Map 2

IND Industrial	SR Serviced Residential
RD Rural Development	Wastewater Line
SC Serviced Commercial	Water Line
SE Sensitive Environments	

1:19,000

250 125 0 250 500 750 1,000 1,250 1,500 Meters

UTM Projection, Zone 20 North
 North American Datum 1983(NAD83)
 Canadian Spatial Reference System 1998 (CSRS98)

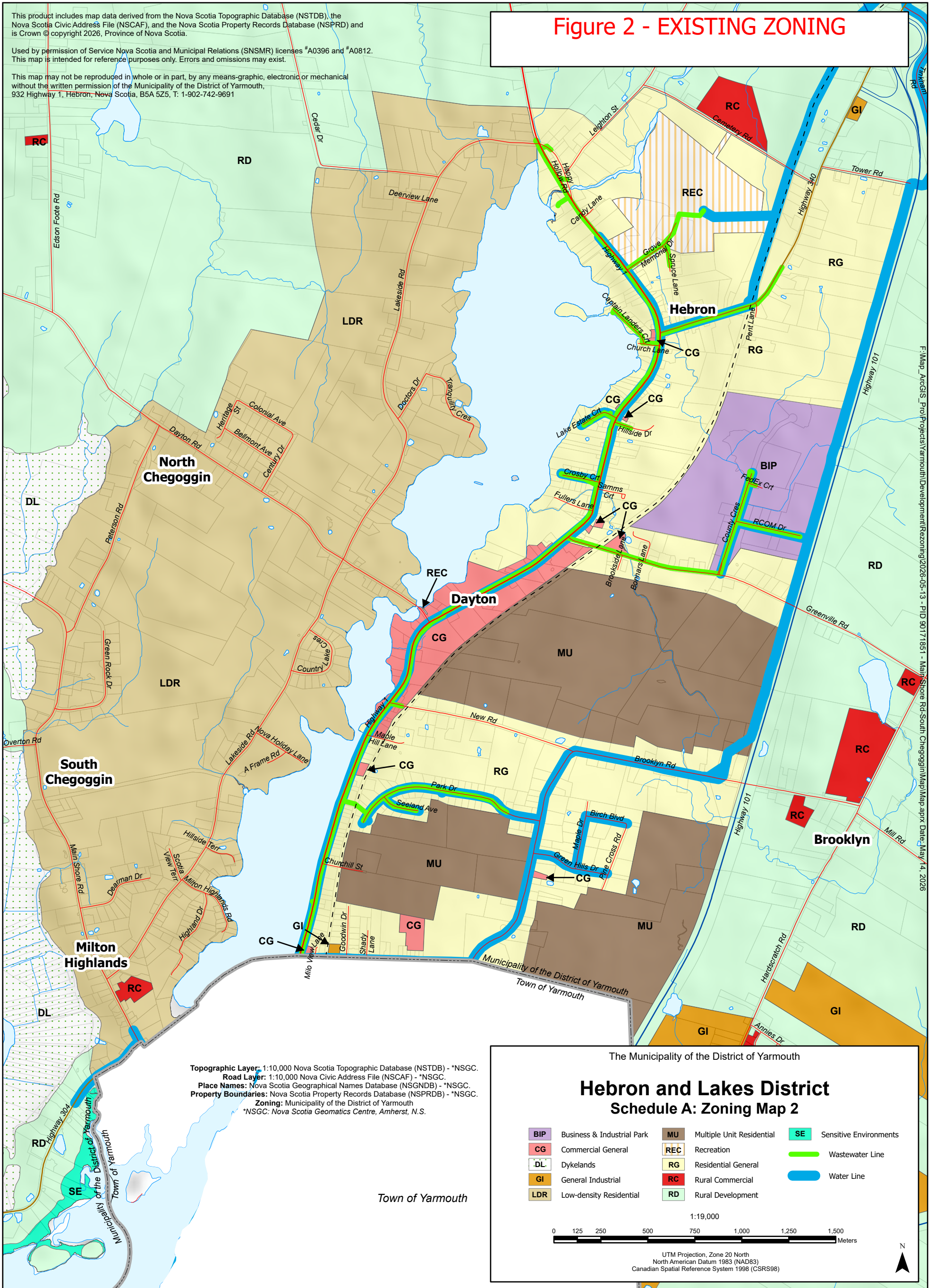
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Figure 2 - EXISTING ZONING



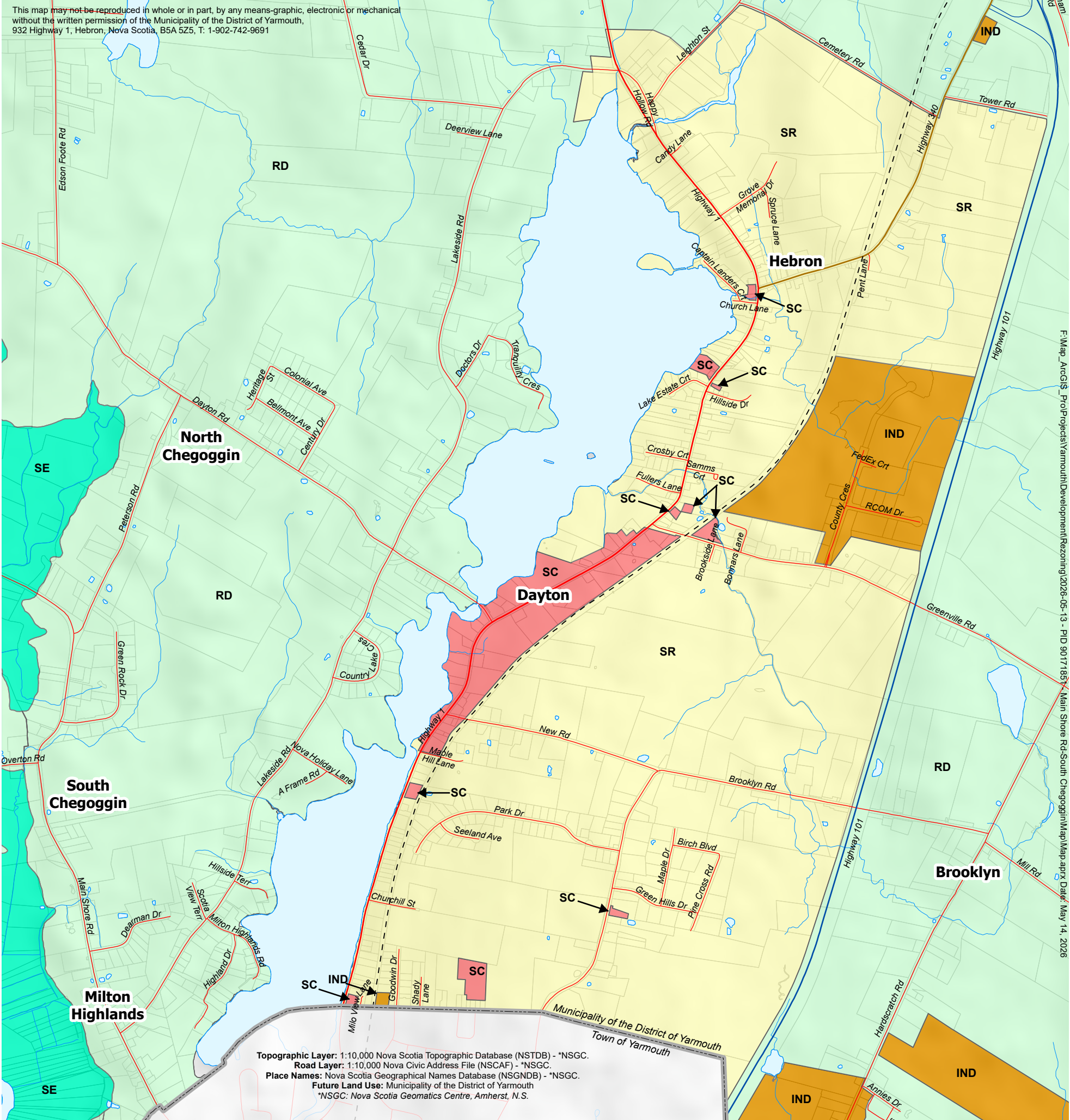
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Figure 3 - PROPOSED FUTURE LAND USE DESIGNATION



Topographic Layer: 1:10,000 Nova Scotia Topographic Database (NSTDB) - *NSGC.
 Road Layer: 1:10,000 Nova Civic Address File (NSCAF) - *NSGC.
 Place Names: Nova Scotia Geographical Names Database (NSGND) - *NSGC.
 Future Land Use: Municipality of the District of Yarmouth
 *NSGC: Nova Scotia Geomatics Centre, Amherst, N.S.

The Municipality of the District of Yarmouth

Hebron and Lakes District Schedule A: Future Land Use Map 2

IND Industrial	SE Sensitive Environments
RD Rural Development	SR Serviced Residential
SC Serviced Commercial	

1:19,000

250 125 0 250 500 750 1,000 1,250 1,500 Meters

UTM Projection, Zone 20 North
 North American Datum 1983(NAD83)
 Canadian Spatial Reference System 1998 (CSRS98)

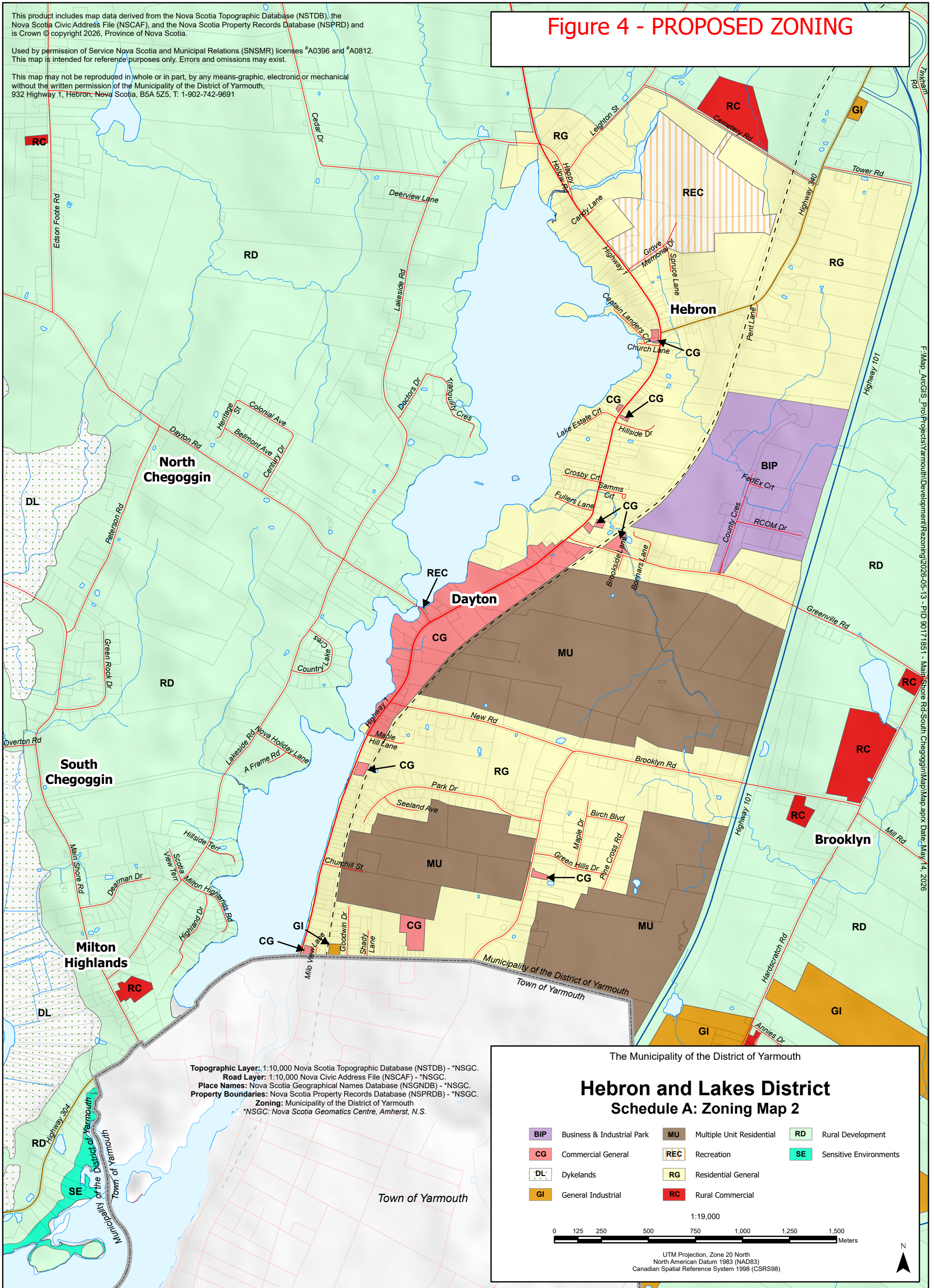
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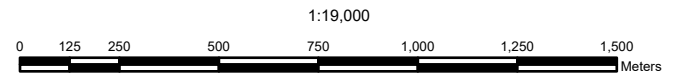
Figure 4 - PROPOSED ZONING



Topographic Layer: 1:10,000 Nova Scotia Topographic Database (NSTDB) - *NSGC.
 Road Layer: 1:10,000 Nova Civic Address File (NSCAF) - *NSGC.
 Place Names: Nova Scotia Geographical Names Database (NSGND) - *NSGC.
 Property Boundaries: Nova Scotia Property Records Database (NSPRD) - *NSGC.
 Zoning: Municipality of the District of Yarmouth
 *NSGC: Nova Scotia Geomatics Centre, Amherst, N.S.

The Municipality of the District of Yarmouth Hebron and Lakes District Schedule A: Zoning Map 2

- | | | |
|---------------------------------------|-------------------------------------|----------------------------------|
| BIP Business & Industrial Park | MU Multiple Unit Residential | RD Rural Development |
| CG Commercial General | REC Recreation | SE Sensitive Environments |
| DL Dykelands | RG Residential General | |
| GI General Industrial | RC Rural Commercial | |



UTM Projection, Zone 20 North
 North American Datum 1983 (NAD83)
 Canadian Spatial Reference System 1998 (CSRS98)

