

A BYLAW RESPECTING AN AMENDMENT TO THE REGION OF QUEENS MUNICIPALITY LAND USE BYLAW

BE IT ENACTED by the Council of Region of Queens Municipality, under authority of the Municipal Government Act, S.N.S. 1998, Chapter 18, as follows:

Region of Queens Municipality Land Use Bylaw, adopted at a meeting of the Council of Region of Queens Municipality held on the 24th day of May, 2022, and approved by the Nova Scotia Department of Municipal Affairs and Housing on the 6th day of July, 2022, is hereby amended by:

⇒ Rewrite Section 17.2 (page 17-4) to read:

17.2 Dwellings in Commercial Buildings

17.2.1 Dwellings in commercial buildings may be permitted by site plan approval, subject to the site plan criteria in subsection 17.2.2 and all other applicable requirements of this Land Use Bylaw being met, provided:

- (i) Dwellings located on the ground floor of commercial buildings shall be located to the rear of permitted commercial use(s).
- (ii) Ground floor commercial use(s) shall extend across the full width of the building facade from which the building gains its principle access, excluding entrance(s) for residential uses. In the case of through lots that have frontage on Main Street, a building's principle access shall be deemed to be off Main Street.
- (iii) On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.
- (iv) Ground floor commercial use(s) shall maintain a minimum horizontal depth of 3.66 meters (12 feet) from the front facade which the building gains its principle access and is measured perpendicularly from the outside wall of that facade.
- (v) Ground floor commercial use(s) shall maintain a minimum floor area of 27.88 square metres (300 square feet) per unit.
- (vi) Ground floor commercial use(s) fronting on the street shall not be occupied as office space by the owner(s) of the building or building manager.
- (vii) In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.

17.2.2 The following site plan criteria apply to dwellings in commercial buildings permitted through the site plan approval process. No development permit shall be issued for development that is inconsistent with these criteria, in addition to all other requirements of this Land Use Bylaw:

(a) Access

(i) Entrance(s) to residential uses shall be separate from the entrances for other uses.

(ii) Residential entrances shall not exceed a width of 2 metres on the front façade.

This is to certify that the foregoing is a true copy of a bylaw passed at a duly constituted meeting of the Council of the Region of Queens Municipality held on the _____ day of _____, 2025.

Given under the hands of the Mayor and Municipal Clerk and the seal of the Region of Queens Municipality this _____ day of _____, 2025.

Mayor

Municipal Clerk

First Reading: October 14, 2025

Municipal Website: October 16, 2025

Newspaper:

Public Hearing:

Second Reading:

Date of Publication:

Submitted / Approved:
NS Department of Municipal Affairs