

Plain Language Summary – Draft Land Use Bylaw for the Municipality of Clare



The Land Use Bylaw (LUB) is a set of rules that guide how land and buildings can be used and developed in Clare. It ensures that development is organized, safe, environmentally responsible, and in line with Clare’s vision for the future.

1. What is the Land Use Bylaw?

- It’s a legal document that applies to all land in the Municipality of Clare.
 - It works alongside the Municipal Planning Strategy (MPS) and Subdivision Bylaw to guide development.
 - It outlines what can be built where and how, based on zones shown on the zoning map.
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2. Purpose of the Bylaw

- To support orderly, efficient, and sustainable growth.
 - To protect public health, safety, and the environment.
 - To provide clear rules for property owners and developers.
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3. What Does It Regulate?

The LUB contains:

- **Definitions** – Clarifies terms like “accessory building,” “agriculture,” “home occupation” and a lot more.
- **Permits** – Explains when a development permit is needed.
- **General Rules** – Sets standards for things like lighting, setbacks, parking, signage, and home-based businesses.
- **Zones and Zoning Map** – Shows what land uses are allowed in different areas (e.g., housing, commercial, industrial).
- **Specific Land Uses** – Sets rules for things like secondary suites, livestock, wind turbines, and short-term rentals.

4. Key Zones

Each area of Clare is assigned a zone that determines what can happen there. The main zones are:

- **R1 – Low Density Residential:** Single-family homes and some small businesses.
- **R2 – Multi-Unit Residential:** Apartments and denser housing.
- **AG – Agricultural:** Farming and rural uses.
- **C1 – Commercial:** Shops, services, restaurants, etc.
- **M1 – Mixed Use:** A combination of housing and business.
- **IND-1 – Industrial:** Manufacturing, warehouses, etc.
- **I1 – Institutional:** Schools, government buildings, etc.

Each zone has its own list of permitted land uses.

5. Common Topics in the LUB

- **Home-Based Businesses** are allowed with some conditions to ensure they don't disrupt neighbours.
 - **Secondary Suites** (like basement apartments) are permitted in many residential areas.
 - **Short-Term Rentals** are allowed but must meet certain standards.
 - **Wind Turbines** are allowed on a small scale; larger ones need special approval and setbacks.
 - **Accessory Buildings** (like sheds or garages) are allowed, but with size and location rules.
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6. Special Considerations

- Older lots and buildings that don't meet new rules will still be allowed to stay or make minor changes.
- The rules set out in the LUB will be for new developments going forward.
- Some developments or uses may require special approval through a site plan or development agreement.
- Temporary uses (like construction offices or special events) are allowed under specific conditions.
- To change the type of zoning a piece of land is designated as, an application for a variance will be required through the municipality. This is to make sure that unwanted development does not occur. For example, to avoid an industrial operation opening in a residential area.

7. How Do I Know My Zone?

You can look at the *Zoning Map* (Appendix A of the bylaw) to find out which zone your property is in and what uses are allowed.

Why It Matters

The LUB affects how landowners, renters, and businesses can use their properties. It helps ensure development in Clare supports community goals, respects the environment, and allows for economic and population growth in an orderly fashion.

The LUB also ensures that the Municipality complies with the minimum planning requirements set by the Province of Nova Scotia under the Municipal Government Act (MGA).

If you're planning to build, renovate, start a business, or buy property, it's important to check the zoning and see what's allowed.