WELCOME TO

THE VILLAGE ON MAIN SQ

Who are we? We're an organization that guides development in the Main Street Business Improvement District, a district that extends from Highway 111 to Caledonia Road between Lakecrest and Tacoma Drive. We're behind the metaphorical steering wheel for an area that is approved for accelerated growth. What does that mean? It means we're undergoing an unprecedented transformation. Thanks to zoning by-laws adopted in 2013, we're shifting away from a car oriented, primarily commercial district to a dense mixed-use centre that puts people first. We're creating a pedestrian-friendly and sustainable neighbourhood that enriches the lives of its residents, business owners, and visitors. Don't be shy to call our complete community the "Downtown of the Suburbs." We aren't.

However, Rome wasn't built in a day nor was it built by a single person. We're in the trenches, doing our best to bring about positive change that serves our people-centric vision for the future. We've fostered relationships with the city's planning department, its universities and colleges, and politicians. Wee looking for innovative developers to push the boundaries of urban development, providing the essential pieces that usher us toward a bright, sustainable future.

This Developer's Handbook is meant to accomplish two things:

- 1. to inform developers of the opportunities and by-laws present within the Village on Main (also known as the Main Street Designation), and
- 2. to educate residents about the district and the expected transformations of the near and distant future.

WELCOME TO

THE VILLAGE ON MAIN SQ

Who are we? We're and Highway 111 to Caledor approved for accelerated by-laws adopted in 201 people first. We're creat and visitors. Don't be shy to

However, Rome wasn't b that serves our peoplecolleges, and politicians. The following information is an unofficial interpretation and consolidation of the Dartmouth Land Use By-Law (LUB) and property information as of July 2016. Although much work has gone into producing an accurate document, it may not reflect changes to the LUB and property characteristics post July 2016. Consequently, a Development Officer must be consulted for any definitive/legal interpretation.

You can reach the city at (902) 490-5650

colleges, and politicians. Wee rooking for inflorative developers to pash the soundaries of disant development, providing the essention

pieces that usher us toward a bright, sustainable future.

This Developer's Handbook is meant to accomplish two things:

- 1. to inform developers of the opportunities and by-laws present within the Village on Main (also known as the Main Street Designation), and
- 2. to educate residents about the district and the expected transformations of the near and distant future.

DEVELOPER'S HANDBOOK

DESIGNED BY: Andrew Scanlan Dickie

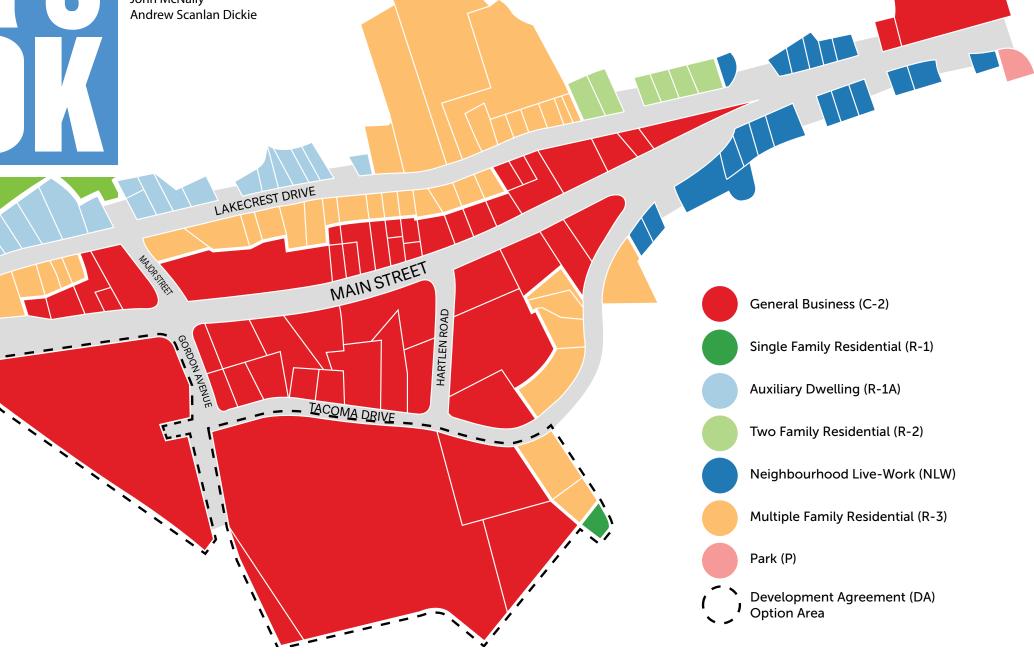
WRITTEN & EDITED BY: Molly Fredeen John McNally Andrew Scanlan Dickie

FOR FORM-BASED CODE

INTERESTED IN A PROPERTY? CHOOSE ONE

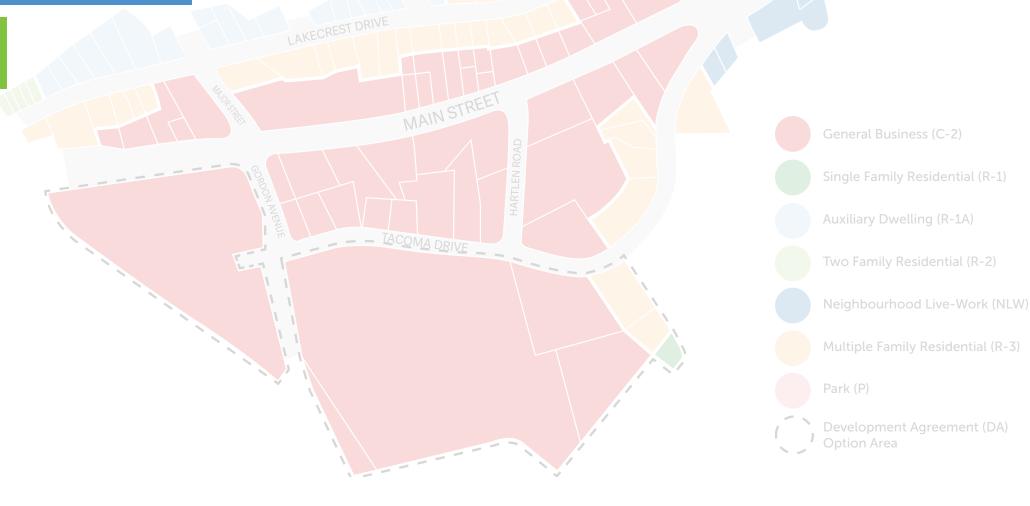
LOOKING FOR AN ADDRESS?





DEVELOPER'S HANDBOOK

FOR FORM-BASED CODE





ZONING TYPES



SINGLE FAMILY RESIDENTIAL ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 32

- (1) The following uses are permitted in an R-1 Zone:
 - a. single family dwelling;
 - b. places of worship and associated halls;
 - c. schools, colleges, universities, libraries, art galleries, and museums;
 - d. public parks and playgrounds;
 - e. tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs;
 - f. yacht and boating clubs located within 200 feet of the shore of a lake or Halifax Harbour;
 - g. uses accessory to any of the foregoing uses;
- (2) Buildings used for R-1 uses in an R-1 Zone must comply with the following requirements:
 - a. Minimum lot area 5,000 ft²
 - b. Maximum lot coverage 35 %
 - c. Side and rear yards must be on each side and at the rear of a building, complying with the Building By-laws of the City.
- (4) Notwithstanding anything else in this by-law, the following zone requirements shall apply to all new lots that were approved after October 13, 2001:
 - (1) Zone requirements:
 - Minimum side yard 8 ft
 - Minimum rear yard 8 ft
 - (2) The maximum building eave projection into the minimum required side yard shall be 2 ft



SINGLE FAMILY RESIDENTIAL ZONE

CONT'D



LAND USE BY-LAW SECTION 32

- (5) Notwithstanding clause 32(2) (a) of this By-law, institutional uses permitted in the R-1 Zone shall comply with the following standards:
 - a. The lot area minimum for all institutional uses, excluding public parks and playgrounds 10,000 ft²
 - b. For any new or expanded institutional use, the following landscaping provisions shall apply:
 - i. Within the front yard area, the first 10 ft bordering the road right-of-way shall be fully landscaped, except where driveway or pedestrian access points are required.
 - ii. Landscaping shall consist of ground cover and a minimum of one shrub for each 50 sqft of required landscaped area and one tree for every 50 ft of lot width.



R-1A

AUXILIARY DWELLING UNIT ZONE



LAND USE BY-LAW SECTION 32B

- (1) The following uses are permitted in a R-1A Zone:
 - a. R-1 uses
 - b. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) Buildings used for R-1 and R-1A uses in a R-1A Zone must comply with the requirements of the R-1 Zone
- (4) OTHER REQUIREMENTS: Auxiliary Dwelling Units

Where auxiliary dwelling units are permitted in a R-1A Zone, the following applies:

- a. no more than 40 % of the gross floor area of the dwelling will be devoted to the auxiliary dwelling unit;
- b. dwellings containing an auxiliary dwelling unit will be designed to maintain the appearance of a single unit dwelling from the street;
- c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) OTHER REQUIREMENTS: Main Street Designation

Notwithstanding Section 32B(3), within the Main Street Designation R-1 and R-1A uses shall comply with the following requirements:

Minimum lot area 4,000 ft² (371.6 m²)

Minimum lot frontage 40 ft (12.2 m)

Minimum rear yard 20 ft (6.1 m)

Minimum side/flanking yard 8 ft (2.4 m)

Maximum height see Schedule AF



TWO FAMILY RESIDENTIAL ZONE



LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - b. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single family dwellings
 - e. a group home of no more than 6 residents
 - f. any uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:
 - a. Minimum lot area

5,000 ft²

b. Maximum lot coverage

35 %

c. Side and rear yards must be on each side and at the rear of a building, complying with the Building By-laws of the City.



TWO FAMILY RESIDENTIAL ZONE

CONT'D

LAND USE BY-LAW SECTION 33

(3) d. notwithstanding anything contained in this section, a lot in an R-2 Zone created by the subdivision of a lot containing two semi-detached dwellings shall be permitted, provided that each lot resulting from the subdivision and each individual dwelling unit complies with the following requirements:

i. Minimum lot area 2,500 ft²

ii. Minimum lot frontage 25 ft

ii. Maximum lot coverage 35 %

v. Compliance with the building by-laws of the City

e. Maximum height

see Schedule AF

(4) Notwithstanding anything else in this by-law, the following zone requirements shall apply to all new lots that were approved after October 13, 2001:

(1) Zone Requirements:

Minimum side yard 8 ft, and the side yard will be reduced to zero on the side being in common with another dwelling unit.

Minimum rear yard 10 ft

(2) The maximum building eave projection into the minimum required side yard shall be 2 ft

(5) Notwithstanding the frontage requirement of Section 33 (3), an existing semi-detached dwelling in existence as of the 25th of July, 1978, on a lot that having less than 50 ft of street frontage, may be subdivided so that each unit is on its own lot provided that all other requirements of this by-law are met.



MULTIPLE FAMILY RESIDENTIAL ZONE



LAND USE BY-LAW SECTION 34

(1) The following uses are allowed in a R-3 Zone:

- a. R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided that the property is not next to an R-1 or R-2 Zone.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area: 4,000 ft² (372 m²)

Minimum frontage: 46 ft (14 m), except for a flag lot which is not less than 9.1 m (30 ft) and where the

building is in the lot's widest portion

Minimum flankage yard: 20 ft (6.1 m)

Minimum rear yard: 40 ft (12.2 m) for any portion of the rear yard adjacent to an R-1, R-1A, or R-2 Zone Minimum Side Yard: 40 ft (12.2 m) for any portion of the rear yard adjacent to an R-1, R-1A, or R-2 Zone

Maximum lot coverage: 60%

Maximum Height: Schedule AF



(3B) An apartment building along the south side of Lakecrest Drive or the west side of Valleyfield Road will look like Townhouse Dwellings.

MULTIPLE FAMILY RESIDENTIAL ZONE

CONT'D



LAND USE BY-LAW SECTION 34

- (3C) Required yards will be landscape, except for driveway access
- (4) No uses other than those permitted in R-1 and R-2 shall be permitted unless the lot area is equal to or greater than 10,000 ft² and unless the street frontage is equal to or greater than 100 ft.
- (5) All developments including three or more dwelling units will provide, in addition the site requirements of sub-section (3) of this section, amenity areas of not less than 100 ft². for each bedsitting room or one bedroom dwelling unit; 300 ft², for each two bedroom unit; and 500 ft². for each three or more bedroom dwelling units. An amenity area will be a space set aside for recreational purposes such as communal areas, recreational room, roof decks, balconies, swimming pools, and tennis courts. An amenity area shall have no dimension less than 30 ft.
- (6) Building used for lodging houses will comply with the requirements of the Lodging House By-Law of the City of Dartmouth.



C-1

LOCAL BUSINESS ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 38

(1) The following uses are allowed in a C-1 Zone

- a. R-1, R-2, and TH uses
- b. Food and grocery stores
- c. Local offices including officies of professional people providing personal services,
- d. Public offices
- e. Personal service shops
- f. Restaurants
- g. Veterinary clinics without outdoors runs
- h. Uses accessory to any of the foregoing uses

(2) Buildings used for R-1, R-2, and TH uses in a C-1 Zone comply with their respective zoning requirements

(3) Buildings used for C-1 uses are required to adhere to the following:

a. Lot area minimum 5,000 ft²
b. Height maximum 2 storeys
c. Lot coverage maximum 50%

d. Floor area maximum for local offices 5,000 ft² or 25% of the total building area, or 25% of the total building area (whichever is larger)

e. Side and rear yards are required and adhere to the Building By-Laws of the City of Dartmouth.



C-2

GENERAL BUSINESS ZONE



LAND USE BY-LAW SECTION 39

- (1) Only the following uses are allowed in a C-2 Zone:
 - a. R-3 and C-1 uses
 - b. Business or commercial enterprise except:
 - i. Obnoxious uses or those hazardous to the public
 - ii. Offices other than those permitted in a C-1 Zone
 - iii. Adult Entertainment
 - iv. Cabarets
 - v. Pawn shops
 - c. Uses accessory to the preceding uses
 - d. A group home for not more than 12 residents
- (3) Buildings with C-2 uses must adhere to the following requirements:
 - a. Lot area minimum 5,000 ft²
 - . Height Maximum see Schedule AF
 - i. Max 3 storeys for a building whose primary function is an office
 - ii. Residential uses are not allowed on the ground floor, except for entrance lobbies, common areas, and accessory uses (except for lots along Lakecrest Drive).
 - c. Maximum Lot coverage 100%, granted the Building Bylaws of the City of Dartmouth are met.
 - i. Motel buildings will not occupy more than one third of a lot.



C-2

BUILDING REQUIREMENTS

GENERAL BUSINESS ZONE

CONT'D

LAND USE BY-LAW SECTION 39

- (3) d. If lot coverage is not 100%, side and rear yards are required and follow the Building Bylaws of the City of Dartmouth
 - i. A minimum of 20 ft (6.1 m) side and rear yard is required if the yard is adjacent to any R-1, R-1A, or R-2 Zone.
- (2) Buildings used for R-3 and C-1 uses in a C-2 Zone comply with the requirements of an R-3 or C-1 Zone respectively
- (4) Retail fuel outlets and accessory uses are prohibited except where the main building is located between the sidewalk and the fuel pumps, which building shall have at least on façade parallel and adjacent to the front lot, with a display window and full-length canopy or awning extending out at least 1.5 metres (5 ft) in front of the façade.
- (5) Building walls and roofs facing an adjacent Residential Zone shall be finished with the same siding and roof cladding predominate on the façade.
- (6) Utility connections, fill pipes, exhaust vents, and ventilators on facades shall be screened from the view of pedestrians by landscaping, solid board fencing, a decorative wall or an architectural feature.
- (7) No illuminated sign, outdoor loudspeaker, or any drive-through lane will less than 6 metres (20ft) from any adjacent residentially zoned property.
- (8) No drive-through lane, drive-through window, or any surface parking will be between the building and the street.
- (9) Front yard setbacks greater than those in the by-law can be considered via development agreement (in accordance with Policy C-51 of the Municipal Planning Strategy)



NLW

NEIGHBOURHOOD LIVE WORK ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW 37A

- (1) No development permit will be issued in any NLW Zone except for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style residential developments where each unit has access to an internal private driveway which services the development
 - f. R-1, R-1A, and S uses
- (2) Buildings used for R-1, R-1A, or S uses in the NLW Zone must comply with the requirements of the R-1, R-1A, or S Zone respectively.



NLW

NEIGHBOURHOOD LIVE WORK ZONE

CONT'D



(3) Requirements for other uses:

a. no development permit will be issued for a townhouse block, craftshop, spa, studio, or office except in conformity with the following:

Minimum lot area	4,000 ft ² (371.6 m ²)
Minimum frontage	50 ft (15 m)
Minimum front yard	20 ft (6 m)
Minimum side/flanking yard	15 ft (4.5 m)
Minimum rear yard	20 ft (6 m)
Maximum lot coverage	45 %
Maximum height	see Schedule AF
Maximum total floor area	10,000 ft ² (930 m ²)

- b. properties containing a craftshop, spa, studio or offices will be designed to maintain the look of a single unit dwelling except that:
 - i. the front yard may include one ground sign; and
 - ii. the façade may include one 2-sided projecting sign up to 5.3 ft² (0.5 m²) in area for each sign face



P

PARK ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 44

- (1) The following uses are permitted in a P Zone:
 - a. public parks;
 - b. recreational fields and facilities;
 - c. golf courses;
 - d. cemeteries;
 - e. circuses, sport meets or uses of a similar nature on motion of the City Council for limited periods of time;
 - f. uses accessory to any of the foregoing uses
- (2) Notwithstanding the provisions of 44(1), transit terminal facilities are permitted on land identified in Schedule "M"*

* Schedule "M" does not refer to the Main Street Area



INSTITUTIONAL ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 45

- (1) The following uses are permitted in an S Zone:
 - a. P uses;
 - b. sports clubs, either public or private;
 - c. public or private community purpose buildings;
 - d. hospitals, schools, colleges, universities, masteries, libraries, museums, art galleries, and other institutions of similar nature;
 - e. health clinics;
 - f. long term care facilities;
 - g. day nurseries;
 - h. places of worship and associated halls; and
 - i. uses accessory to any of the previous uses.
- (2) Buildings used for S uses in an S Zone will comply with the following requirements:
 - a. Minimum lot area 5,000 sqft
 - b. Maximum coverage 50%
 - ca. Maximum height See Schedule AF
 - d. For any new or expanded institutional use, the following landscaping provisions shall apply:
 - i. Within the front yard area, the first ten (10) feet bordering the road right-of-way shall be fully landscaped, except where driveway or pedestrian access points are required
 - ii. Landscaping shall consist of ground cover and a minimum of one shrub for each 50 ft² of required landscaped area and one tree for every 50 ft of lot width.



TH

TOWN HOUSING ZONE

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 36

- (1) The following uses are permitted in a TH Zone:
 - a. two or more one-family dwellings, which are attached vertically and which have their own independent entrances and exits;
 - b. schools;
 - c. any use accessory to any of the previous uses.
- (2) Buildings used for TH uses in a TH Zone must comply with the following requirements:
 - a. Minimum lot area 2,000 sqft per unit
 - b. Minimum lot frontage 20 ft, except where the lot faces on the outside of a curve in a street in which case the minimum frontage shall be not less than 15 ft. and the dimension along the minimum set-back for the lot shall be not less than 20 ft.
 - c. Maximum lot coverage 35%
 - d. Not more than eight individual housing units shall be included in any one building block.
 - e. A sideyard of at least 10 ft in width will be provided at each end of each building block.
 - f. Every building block will be located at a distance of no less than 15 ft from the street line.
 - fa. A rear yard setback of not less than 6.1 m (20 ft) will be provided.
- (3) No more than 15 one-family dwelling houses which are attached vertically will be erected per acre.



CONTACT US



If you have comments, questions, or concerns, please contact us at:

ADDRESS

Main Street Dartmouth and Area Business Improvement District (BID)

Suite 208 - 175 Main Street

Dartmouth, Nova Scotia, B2X 1S1

TELEPHONE 902-407-3533

EMAIL welcome@villageonmain.ca



OUR FUTURE

BUILDING REQUIREMENTS





WE ARE TRANSFORMING MAIN STREET

vision is to create an walkable intimate, community whose mixed-use diversity of commercial and residential space creates an area for everyone. We want to be friendly, green, accessible, inclusive, and collaborate with our community to make sure everyone's voices are heard. We're working towards revitalizing our mixed-use community to preserve our past and build on our sense of place.





EXEMPTIONS

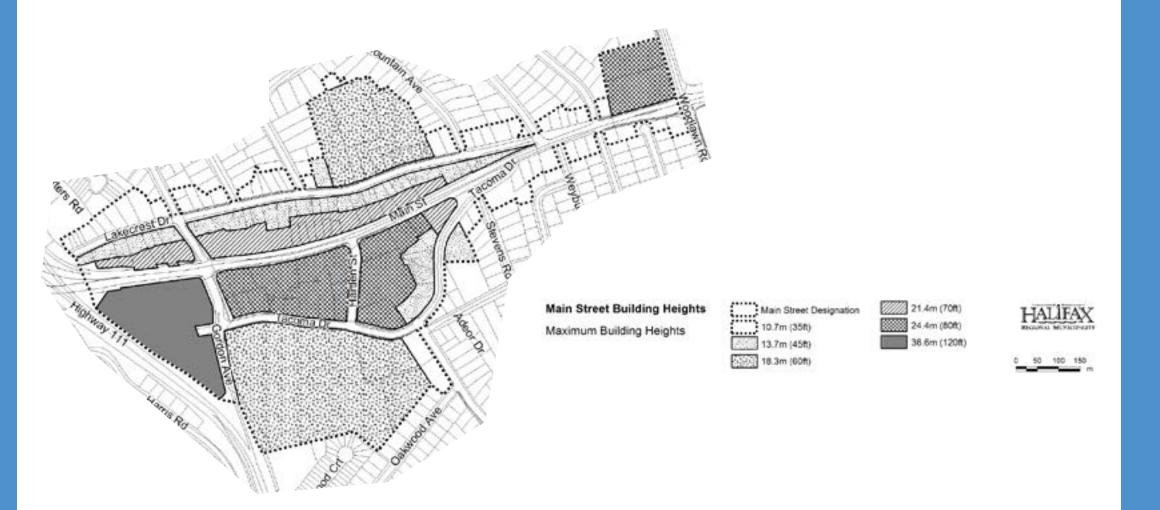
All Main Street Development must follow Architectural Requirements except for:

- Single Unit Dwellings
- Auxiliary Dwelling Units
- Accessory Buildings
- Temporary Construction Uses
- Changes in use/occupancy of an existing building
- Internal renovations that do not extend the existing building



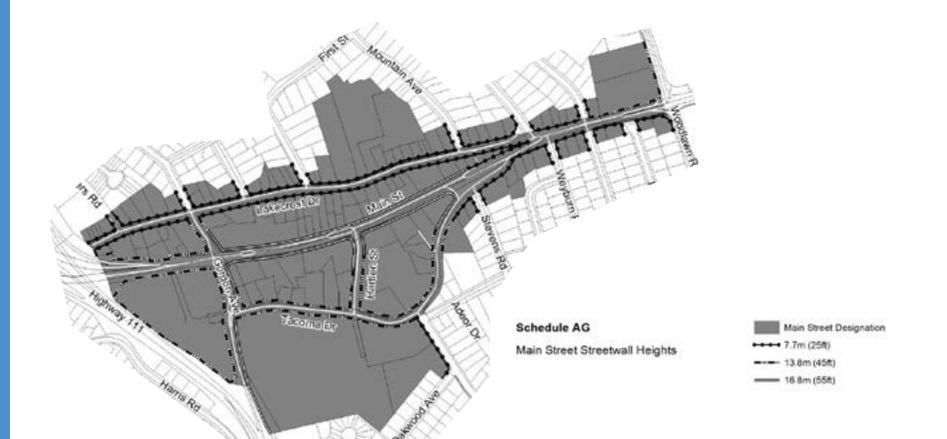


SCHEDULE AF: BUILDING HEIGHTS





SCHEDULE AG: STREETWALL HEIGHTS







SCHEDULE AH: DA OPTION AREAS





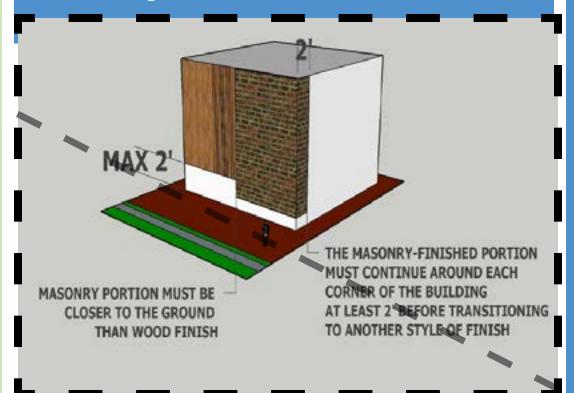
EXTERIOR CLADDING

LAND USE BY-LAW SECTION 32H.2

- Where masonry style finishes are used for a portion of a Building:
 - i. the masonry-finished portion will be closer to the ground than any wood-style finish on the same wall; and
 - ii. the masonry-finished portion must continue around each corner of the Building at least 2 feet (0.6 m) before any transition to another style of finish.
- b. The following external wall finishes are not to be permitted:
 - i. unfinished concrete, except for foundation walls no greater than 2 feet (0.6 m) above Established Grade;
 - ii. unfinished plywood;
 - iii. particleboard, chipboard, or strandboard;
 - iv. corrugated plastic, corrugated fibreglass, or corrugated metal; and
 - v. metal sliding utilizing exposed fasteners.

Exterior cladding: a protective layer of materials that separates a building's structure and interior from exterior elements, such as weather and sound.

Established grade:







ENTRANCES

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 32H.3

- Every building must have at least one identifiable, convenient, and accessible pedestrian entry door that is:
 - adjacent to, and visible from a sidewalk or walkway, providing access to the building from the street during regular business hours;
 - ii. accessible by pedestrians from the sidewalk or front lot line without the need to cross a parking lot or drive-through lane; and
 - iii. with separate entry doors for Residential and Commercial portions of a Building.





FAÇADES

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 32H.4

- At least one of the following architectural elements must be incorporated at intervals of at least every 40 feet (12.2 m) on every Façade within an R-3 Zone or Neighbourhood Live-Work (NLW) Zone and at least every 80 feet (15.2 m) on every façade within the C-2 Zone:
 - i. Protrusions
 - ii. Recesses
 - iii. Offsets
 - iv. Bay Windows
 - v. Porches
 - vi. Pillars
- b. Façades in the C-2 Zone shall have retractable or fixed awnings or overhangs along at least 70% of the façade length, projecting at least 5 feet (1.5 m) from the streetwall, or to the front lot line, whichever is less
- c. Utility connections, fill pipes, exhaust vents, and ventilators on façades shall be screen from the view of pedestrians by landscaping, solid board fencing, a decorative wall, or an architectural feature
- d. Garage doors shall occupy no more than 50% of the streetwall length of any building.

Façade: the main face of a building, usually the front that looks onto a street or open space.





WINDOWS

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 32H.5

- a. Windows must be provided along at least 35% of the façade length on each storey and, within the C-2 Zone, display windows shall also be provided along at least 50% of the facades length at sidewalk level.
- b. All windows in all façades shall be vertical or square in general orientation, except for glass walls and retail display windows
- c. All windows shall be accentuated by design details such as frames, arches, hoods, decorative moldings, lintels, pediments, or sills, except for glass walls and retail display windows.





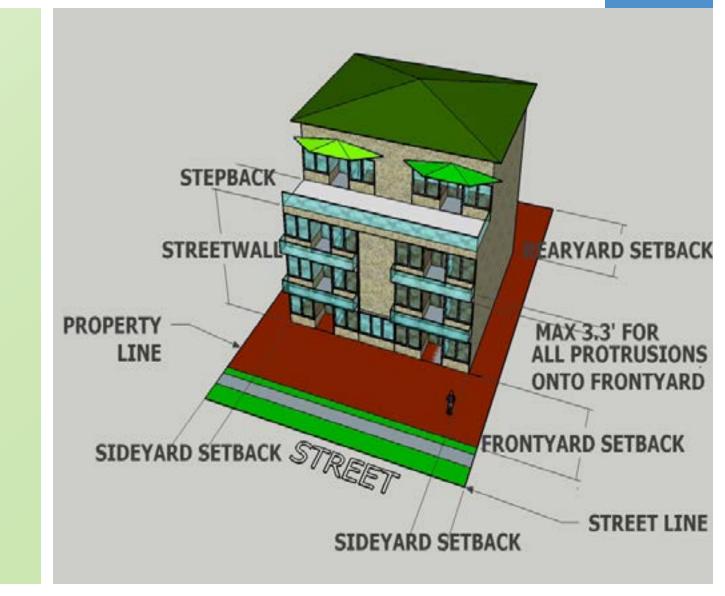
STREETWALL SETBACKS



LAND USE BY-LAW SECTION 28(3A)

Within the Main Street Designation the front yard setback shall be:

- a. for Gordon Avenue, Major Street and Hartlen Street a minimum setback of 3.3 ft (1 m) and a maximum setback of 20 ft (6.1 m)
- b. for Lakecrest Drive and Valleyfield Road a minimum setback of 20 ft (6.1 m)
- c. for all other streets a minimum setback of 6.6 ft (2 m) and a maximum setback of 30 ft (9.1 m)
- d. unenclosed balconies, unenclosed porches and bay windows can project into the required front yard setback provided they are no less than 3.3 ft (1.0 m) from the front lot line.





ROOFS

LAND USE BY-LAW SECTION 32H.6

- a. Flat roofs are not permitted except where:
 - i. the flat roof is a deck or balcony; or
 - i. the flat roof is located above a roof with no less than 7:12 and no more than 24:12 pitch on all sides of the building; or
 - iii. the flat roof is surrounded by decorative parapets; or
 - iv. the flat roof has eaves with decorative moldings or cornices where the underside of the eaves joins the building walls.
- b. At least one of the following architectural roof elements shall be incorporated at intervals of at least every 40 feet (12.2 m) within an R-3 Zone or NLW Zone, or at least every 80 feet (15.2 m) within a C-2 Zone:
 - i. offsets
 - ii. changes in roof pitch
 - iii. raised or protruding parapets
 - iv. cross-gables
 - v. dormers
 - vi. cupolas
 - vii. masonry-finished chimneys
- All rooftop equipment, including satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers, and exhaust fans, shall be visually screened from the street by the roof structure through the use of architectural features.





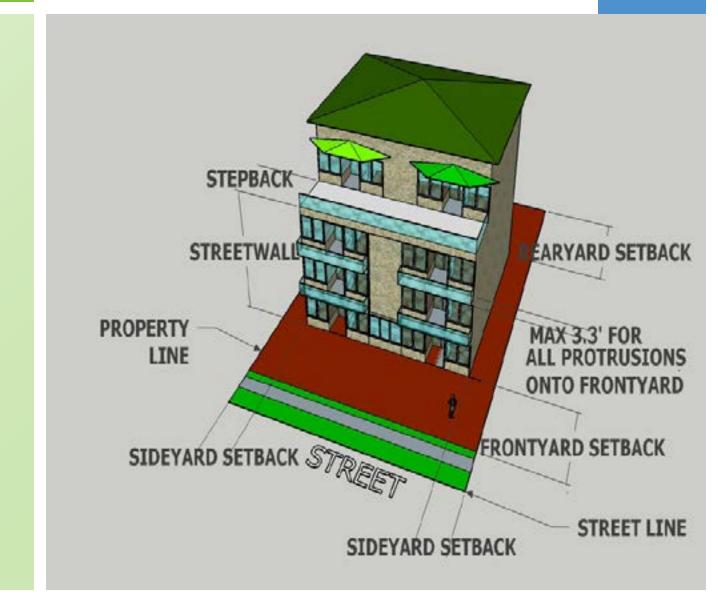


STREETWALL STEPBACKS

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 32H.7

- a. Within the C-2 and R-3 Zone, every building shall have a stepback above the maximum Streetwall Height specified on Schedule AG, as follows:
 - i. The minimum Stepback shall be 6 feet (1.8 m) except:
 - a. Where the distance between the streetline and the streetwall equals or exceeds the total minimum Front Yard plus the minimum Stepback, no Stepback shall be required; and
 - b. uncovered decks, balconies, railings, parapets, and roofs, other than flat roofs, are permitted to encroach into the Stepback.





BUILDING REQUIREMENTS

PARKING

SUMMARY OF MAIN STREET REQUIREMENTS

LAND USE BY-LAW SECTION 14

Every new building and every new alteration to a building must provide off-street automobile parking according to the following:

- a. for single-family and two family dwellings, one parking space per unit shall be provided;
- b. for apartment buildings and row house projects:
 - iii. apartment buildings must (except for townhouses and Senior Citizens Housing) provide 0.5 parking spaces per bachelor unit, 0.5 parking spaces per 1-bedroom unit, 1 parking space per 2+-bedroom unit, and 1 visitor parking space for every 15 dwelling units (with a minimum of one visitor space);
 - iv. dwelling units owned by a registered charity, non-profit organization, non-profit co-operative, or government agency, for the purpose of providing special needs housing, are exempt from the parking space requirement ratios in this By-Law.
- d. for business and professional offices, banks, medical clinics, governmental buildings and buildings of a similar nature, one parking space per 750 square feet (65 square metres) of floor area will be provided;
- e. for general retail, trade and service, food store service, commercial, shopping centers, etc., one parking space per 400 square feet (37 square metres) of floor area shall be provided;
- f. for clubs, lounges, beverage rooms, taverns, full-service restaurants, drive-through restaurants and other similar buildings, one parking space will be provided for every 300 square feet of floor area (28 square metres);

LAND USE BY-LAW SECTION 15

Except for developments containing less than three dwelling units, off-street parking will be provided according to the following minimum standards:

fa. no apartment building, commercial, or institutional parking will be except for one parallel parking lane on each side of a driveway



OTHER REQUIREMENTS



LAND USE BY-LAW SECTION 17 BICYCLE PARKING FACILITIES

(1) For the whole of every building or structure to be erected or for the portion of a building or structure which is to be enlarged, on-site bicycle parking shall be provided in accordance with the following table:

USE	BICYCLE PARKING REQUIREMENT
Multiple Unit Dwelling	0.5 spaces per dwelling unit / 80% Class A, 20% Class B
Motel/Hotels/Inns	1 space for every 20 rooms / 80% Class A, 20% Class B Minimum 2 Class B spaces
General Retail, Trade and Service, Food Store, Shopping Centre, Restaurants	1 space per 300m² GFA / 20% Class A, 80% Class B Minimum 2 Class B spaces
General Office, Banks, Medical Clinics, Institutional Uses, Government Buildings	1 space per 500m ² GFA / 50% Class A, 50% Class B Minimum 2 Class B spaces
Auditoriums, Theatres, Stadiums, Halls	1 space for every 20 seats / 20% Class A, 80% Class B Minimum of 2 Class B spaces / Maximum of 50 spaces
Schools, Colleges, Universities	1 space for every 250m ² GFA / 20% Class A, 80% Class B
Recreation Facilities, Community Centres, Libraries	1 space per 200m ² GFA / 20% Class A, 80% Class B Minimum of 2 Class B spaces
General Industrial Use	1 space per 1000 m ² GFA / 80% Class A, 20% Class B Minimum of 2 Class B spaces / Maximum of 20 spaces
Commercial Parking Structures/Lots (>20 Motor Vehicle Spaces)	5% of motor vehicle parking provided Minimum of 2 Class B spaces / Maximum of 50 spaces
Any Uses Not Specified Above	1 space per 500 m ² GFA / 50% Class A, 50% Class B







17 BICYCLE PARKING FACILITIES

(2) Bicycle parking requirements shall not be required for the following land uses: single, two and three unit dwellings, townhouses, self storage facilities, car washes, cemeteries and funeral homes.

17A LOCATION OF BICYCLE PARKING

(3) All bicycle parking spaces shall be located on hard surfaces in areas that are visible and well illuminated.

17B SPECIAL BICYCLE PARKING REQUIREMENTS

- (1) Where six (6) bicycle spaces are provided, a reduction of one (1) regular required motor vehicle parking space may be permitted up to a maximum of two (2) spaces.
- (2) In any case where enhanced bicycle parking facilities are provided, for every two enhanced parking spaces, one regular required motor vehicle space may be eliminated up to a maximum reduction of 10% of the required motor vehicle parking.



CLASS A PARKING



- 17 BICYCLE PARKING FACILITIES
 - (5) Class A bicycle parking spaces shall:
 - i. have a minimum door opening of 0.6 m;
 - ii. be no less than 1.8 m long and 1.2 m in height;
 - iii. have an an aisle width of not less than 1.5 m
- 17A LOCATION OF BICYCLE PARKING
 - (2) Class A bicycle parking may be located up to 200m from an entrance.



CLASS B PARKING

- 17 (3) Each Class B bicycle parking space shall:
 - i. be a minimum of 0.6 m wide and 1.8 m long;
 - ii. have a minimum overhead clearance of 2.0 m; and
 - iii. be located a minimum of 0.6 m from any wall or other obstruction.
 - (4) Access to and exit from Class B bicycle parking spaces shall be provided with an aisle of not less than 1.2 m in width, to be provided and maintained beside or between each row of bicycle parking.
 - (5) Bicycle rooms and cages for the storage of multiple bicycles must contain Class B racks for individual bikes
- 17A (1) Class B bicycle parking shall be located no more than 15m from an entrance. Where there are shelters such as building awnings or overhangs or special purpose-designed shelters that protect bicycles from the elements, bicycle parking may be located up to 30m from an entrance.
 - (2) Class B spaces shall be located at ground level and visible to passers-by or building security personnel. Where not immediately visible to passers-by, directional signage shall be provided.
- 17B SPECIAL BICYCLE PARKING REQUIREMENTS
 - (3) In cases of 100% lot coverage, Class B bicycle parking may be installed within the street right-of-way, in accordance with the provisions of the Streets By-law (S-300), provided it is within 91.4 m from the location they are to serve.





SIGNS NOT REQUIRING A PERMIT

LAND USE BY-LAW SECTION 32E (7)

The following signs do not require permits but must comply with all other by-law provisions:

- a. signs in display windows including writing, painting, lettering, or similar directly on the surface of any window or door;
- b. memorial signs and plaques showing nothing but the owner name, the building name or use, the building erection date, and text commemorating a person or event;
- c. signs denoting the architect, engineer, contractor or the services and products of the owner during construction which must be removed after project completion;
- d. signs required to be maintained by law;
- e. small signs displayed to direct the public to services or locations;
- f. non-electrical interior signs
- g. signs and notices displayed during religious or patriotic occasions;
- h. any notice using the name and announcements of a church, elementary or secondary school, cemetery, orphanage or other permanent public institution and erected on the site of such institution; and
- a single, unlighted 0.5 square metre (or less) sign advertising the property as being for sale or rent.





PROHIBITED SIGNS



- (15) Any identification sign and any sign supports which advertises a business or service that is no longer on the land on where the sign is located beyond thirty (30) days of the date the business or service ceased to be on the premises.
- (16) No person will erect or maintain any sign or their connected attachments including spotlights, floodlights, rotating beacons, flashing illuminations or any other special illumination placed on any building so as to:
 - a. interfere with, obstruct the vie w of, or be likely confused for any traffic signal light, traffic sign or device;
 - b. impede the view at any street or highway intersection or at a railway crossing;
 - c. obstruct or cover any door, window, fire escape or other required exit; or
 - d. interfere with any public utility pole or wire or any connected apparatus or appliance.



ELECTRICAL AND ILLUMINATED SIGNS



- (12) Any electrical sign must be approved, constructed and installed in accordance with the standards set by the Canadian Standard Association and shall bear a CSA stamp of approval.
- (13) Each illuminated sign must have the maker's name, contractor or erector's name, evidence of approval, the size, weight and the voltage and wattage of the sign permanently attached to or painted on the exterior of the sign in a way that all information is visible after the sign's erection.
- (14) The lamps and other electrical apparatus of or connected to any electrical sign must always be maintained in good operating condition.



APPLYING TO ERECT A SIGN

- (1) It is an offence under this By-law to erect a sign or permit a sign to be erected that does not comply with the provisions of this By-law.
- (2) Any person wanting to erect a sign must submit an application for each sign.
- (3) An application for a sign permit must be accompanied by related plans, drawings and specifications as outlined in Section 13 and as the Development Officer may deem necessary.
- (4) The permit fee for such permit is as specified in Administrative Order #15
- (5) When a sign is to be moved from the location shown on the application form to another location whether on the same premises or not, a permit must be obtained, and the fee will be the same as prescribed for a new sign.
- (6) A sign permit will be refused if:
 - a. in the opinion of the Traffic Authority, the sign will create a traffic hazard; or
 - b. the sign is attached or will be attached to a building or structure that is incapable of supporting it, or if the information submitted regarding the construction of the said building or structure is not sufficient to enable the Building Inspector to adequately to determine whether support is possible.





SIGN MAINTENANCE



- (8) Any sign, together with its structures and all its supports, braces, bolts, cables, guys, anchors, and other parts, must be constructed and erected in a way and with such materials that allow it to remain safe and secure with proper maintenance during the lifetime of the sign.
- (9) Nothing within this By-law will prevent the repair or restoration of a sign or its parts to a safe condition when it has been damaged or when it requires maintenance.
- (10) All signs must be kept in proper repair in accordance with the provisions of this by-law.
- (11) Whenever a sign is found to be unsafe, insecure, or likely to endanger the safety of the public or property or not erected in accordance with approved plans or the provisions of this by-law, or is likely to become unsafe, the owner will be notified that the said sign is unsafe and in what respect it is unsafe or not.



LIMITATIONS TO SIGNS

LAND USE BY-LAW SECTION 32E

(17) In the R1, R-1A, R2, R3, R4, MFI, T, and TH zones under this By-law no sign will be permitted except:

- a. a sign in respect to the keeping of boarders or lodgers of 0.2 m². or less in area; and
- b. a sign 0.2 m² or less in area identifying a home occupation and placed on a wall or fascia board
- (18) No person will erect or place a freestanding sign greater than 9.29 m² in area within 8 m of the property line of an abutting lot containing a single family or two family dwelling.
- (19) On a property which is a non-conforming use, no sign shall be permitted except:
 - c. those signs permitted within the Main Street Designation.
- (20) A canopy or awning sign may extend the full length of the canopy or awning but no part of the sign will project beyond any portion of the canopy or awning.
- (23) An affixed sign may extend above the parapet walls and may require that the construction details be certified by an engineer or architect.
- (24) All projecting signs shall leave a minimum clearance of three (3) metres above the level of the ground immediately below the sign.





LIMITATIONS TO SIGNS

LAND USE BY-LAW SECTION 32E

(21A) Ground Signs in front yards on Lakecrest Dr and within the Neighbourhood Live-Work (NLW) Zone will:

- a. not exceed a height of 6.5 feet (2 m) above Established Grade;
- b. comprise no more than two Sign Faces, affixed back to back;
- c. not exceed 32 sq. ft. (2.97 sq. m.) in area for each Sign Face;
- d. not exceed 10 feet (3 m) in width for each Sign Face;
- e. have their supports and base in a Landscaped area or immediately above a flower bed or planter measuring no less than 2 feet (0.6 m) wide; and
- f. be set back at least 10 feet (3 m) from the curb or from the edge of the pavement or traveled way where there is no curb, and will not encroach upon the public right-of-way.

(22) A projecting sign may be placed over the sidewalk if:

- a. there is not less than 10 feet (3 m) between its lower edge and the street or sidewalk and;
- b. it is
 - i. made of wood except for any supports, braces, bolts, cables, guys or anchors, or
 - ii. a canopy sign;
 - iii. not flashing, if illuminated;
 - iv. in compliance with all other provisions of this by-law





TEMPORARY CONSTRUCTION



LAND USE BY-LAW SECTION 25

- g. Nothing in this By-law will prevent the use of land or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.
- h. A rock crusher may be used at the site of a development or demolition of a structure or building provided a development permit has been issued for such use.
 - i. A development permit may only be issued for the temporary use of a rock crusher.

** Please refer to the Dartmouth Land Use By-Law for further provisions related to rock crushers



HOME OCCUPATIONS

BUILDING REQUIREMENTS

LAND USE BY-LAW SECTION 23

A home occupation shall be permitted in any dwelling in an R-1, R-1M, R-1A, R-2, R-3, R-4, T and TH Zone provided:

- a. it shall be conducted by the resident occupant in his or her residence;
- b. it shall be clearly accessory and incidental to the use of the dwelling as a residence;
- c. it shall be conducted within the enclosed living areas of the dwelling or accessory buildings;
- d. no alterations shall be made which would change the physical character of the dwelling as a residence;
- e. no outside storage of any kind shall be associated with the home occupation;
- f. the home occupation is not evident except for a business identification plate or sign of maximum 2 ft² in area;
- g. not more than 25% of the total floor area of the dwelling can be used for a home occupation;
- na. no parking space is required for any home occupation, nor for a dwelling unit owned by a registered charity, non-profit organization, non-profit co-operative, or government agency, for the purpose of providing special needs housing;
- i. it cannot be an obnoxious use;
- k. the following are deemed not to be home occupations:
 - i. automotive repair shop
 - ii. autobody repair shop
 - iii. auto paint shop
 - iv. machine shop
 - v. welding
 - vi. retail sales outlets, except articles produced by members of the immediate family in the dwelling
 - vii. restaurants
 - viii. amusement arcades
 - ix. adult entertainment uses
 - x. salvage yards
 - xi. tattoo businesses



NON-CONFORMING USES

BUILDING REQUIREMENTS

- b. An existing undersized lot may be increased in area or frontage or both, and still remain an existing undersized lot if after the increase, the lot still remains undersized.
- ca. Within the Main Street Designation, the restrictions contained in the HRM Charter respecting legal non-conforming structures and legal nonconforming uses in a structure, are relaxed to allow the non-conforming structure to be extended, enlarged or altered provided that:
 - i. the non-conforming structure remains on one lot;
 - ii. all extensions and enlargements on the lot total no more than 7500 ft² (697 m²);
 - iii. the non-conforming use does not expand into the extension, enlargement or alteration;
 - iv. an Adult Entertainment Use does not exist on the Property;
 - v. the extension, enlargement or alteration complies with all provisions in the Land Use By-law for the Main Street Designation except that the maximum front yard setback or flankage yard setback may be exceeded;
 - vi. a walkway is provided between the main door and the nearest public sidewalk, with crosswalks traversing any vehicle lanes; and
 - vii. the extension, enlargement or alteration:
 - a. does not result in a Drive-Through becoming the Primary Use; and
 - b. does not result in the total Lot Coverage or Building Height exceeding the maximum Lot Coverage or Building Height in the Land Use By-law for the zone applied to the property.



APPLICATIONS



LAND USE BY-LAW SECTION 13

Except for applications for permits for developments which are to have total of less than three residential units on one lot (including any existing units at the time of the application) applications for development permits must be accompanied by a site plan properly drawn to scale showing the following:

- a. The items required to be shown in the application for a Building Permit under the Building By-law of the City of Dartmouth;
- b. accurate dimensions of the site and the location of all proposed buildings;
- c. identification, location and gradients of all parking areas including driveways, entrances and exits to parking areas, maneuvering areas for vehicles, service areas, visitors parking and loading areas;
- d. the location and details of proposed landscaping;
- e. the existing and proposed elevations of the lot and the elevations of floor level related to the site elevations;
- f. method of surface drainage proposed for the site;
- g. identification and location of any significant natural features of the site;
- h. detailed plans for retaining walls and the control of slopes;
- i. any additional information related to the site, buildings, or adjoining properties as may be required by the Development Officer to determine if the proposal conforms to the provisions of this and other by-laws of the City.



10 GORDON AVE

BY-LAWS

IG ENTS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00209767

COMMERCIAL 311,608 FT²

100 %

120 FT

3,739,296 FT²

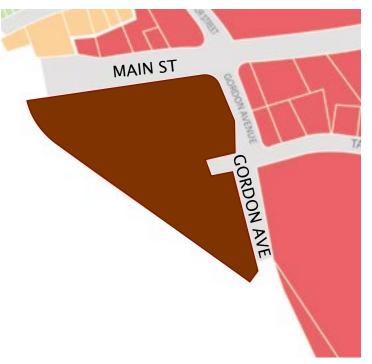
MORE INFO

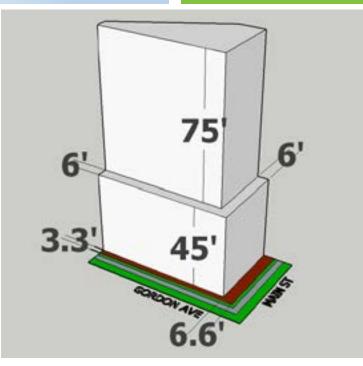
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office spacemaximum lot coverage

100%

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Main St. or Gordon Ave. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LOT 26 GORDON AVE

IBY-LAWS

PARCEL ID:

40445884

MORE INFO

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

COMMERCIAL 24,938 FT²

ASSESSMENT

GOOGLE MAPS

LOT SIZE:

100 %

60 FT

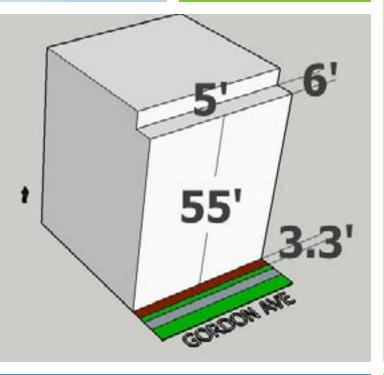
149,628 FT²

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING REQUIREMENTS





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

see left max 3 storeys

i. office space

100%

. maximum lot coverage

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



84 LAKECREST DR

BY-LAWS

2TI

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191817

COMMERCIAL 5,000 FT²

100 %

45 FT

20,000 FT²

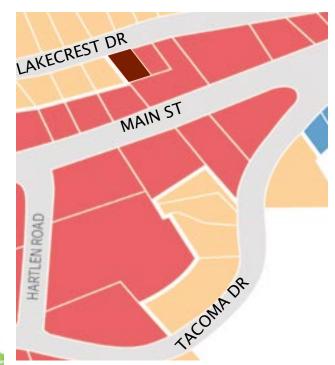
MORE INFO

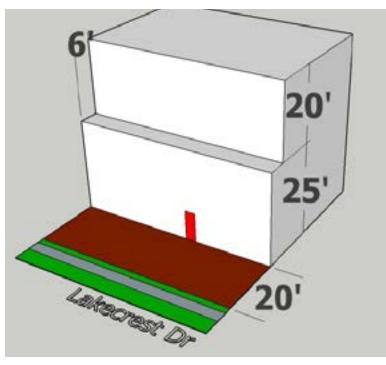
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

c. maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



86 LAKECREST DR

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191825

COMMERCIAL

4,575 FT²

100 %

45 FT

18,300 FT²

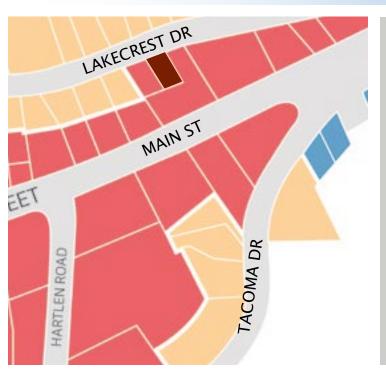
MORE INFO

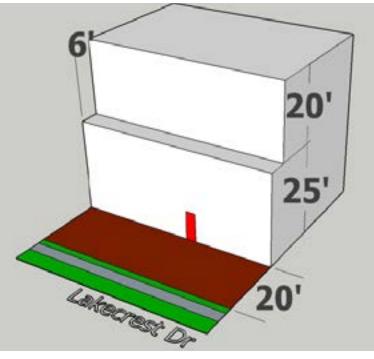
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space

100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



98 LAKECREST DR

BY-LAWS

____E

PARCEL ID:

00191585

COMMERCIAL

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

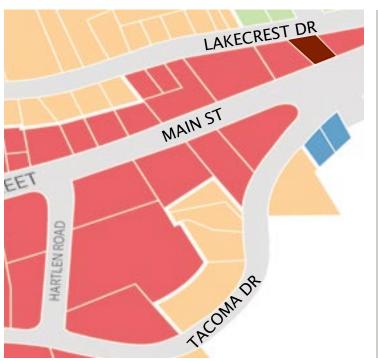
BUILDING TYPE: LOT SIZE:

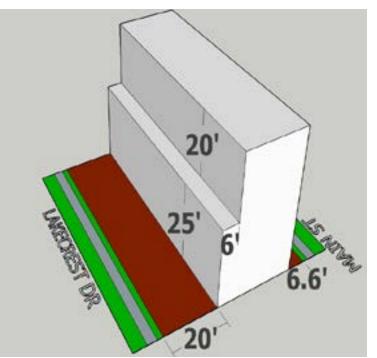
BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

5,552 FT² 100 % 45 FT 22,208 FT²





Note: setbacks on Lakecrest Dr. or Main St. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum 5,000 ft² b. height maximum see left

i. office space max 3 storeys
maximum lot coverage 100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



95 MAIN ST

BY-LAWS

ITC E

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204131

COMMERCIAL

5,474 FT²

100 %

70 FT

38,318 FT²

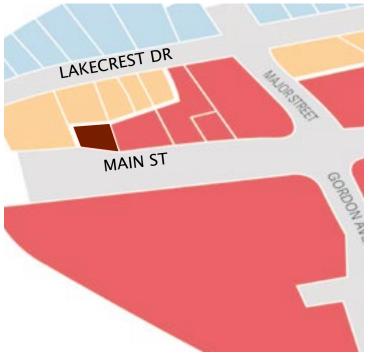
MORE INFO

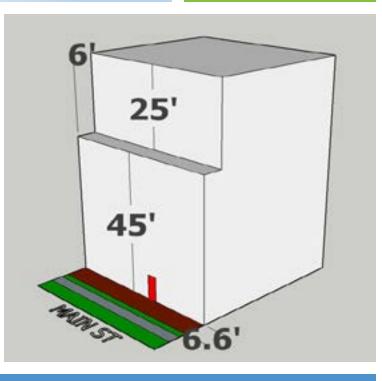
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

see left

b. height maximum

max 3 storeys

i. office space maximum lot coverage

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



99 MAIN ST

BY-LAWS

PARCEL ID:

00204123

MORE INFO

BUILDING REQUIREMENTS **BUILDING TYPE:**

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

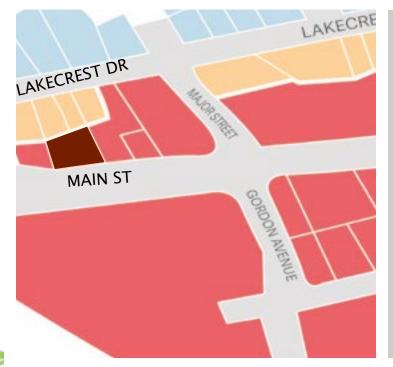
ESTIMATED MAX SQFT:

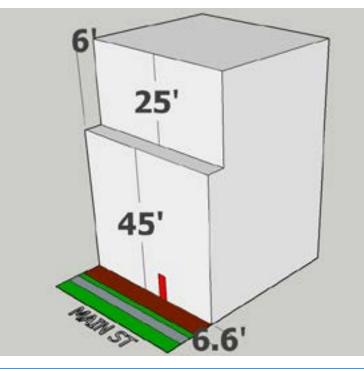
COMMERCIAL 15,100 FT² 100 %

70 FT 105,700 FT² GOOGLE MAPS
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

i. office space maximum lot coverage

100%

see left

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



101 MAIN ST

70 ft 45 ft

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

00204115

MORE INFO

BUILDING TYPE:

COMMERCIAL 14,379 FT²

GOOGLE MAPS

BUILDING REQUIREMENT

<u> ARCHITECTUI</u>

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US



The following property is within two different height maximum zones: 70 ft & 45 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

101 MAIN ST

70 ft

BY-LAWS

NTS E

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204115

COMMERCIAL

~ 10,784 FT²

100 %

70 FT

75,490 FT²

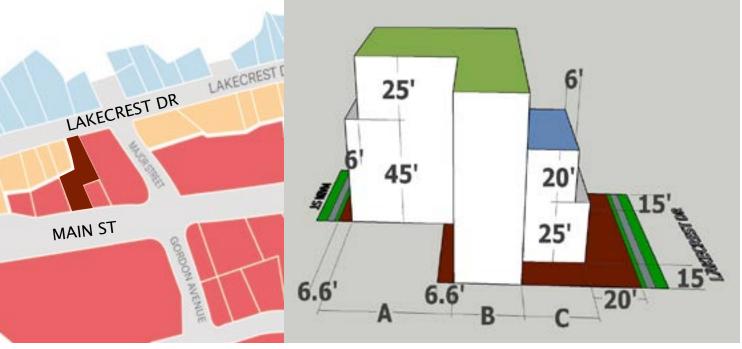
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements

(3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

. maximum lot coverage

office space

100%

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

00204115

COMMERCIAL

~ 3,595 FT²

100 %

45 FT

14,379 FT²

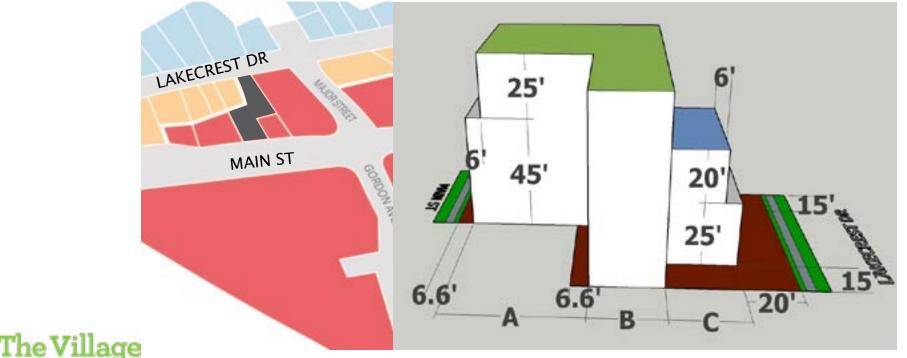
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



Note: setbacks on Main St. or Gordon Ave. may be changed to 0'<x<=30' if the side is not used as front

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

height maximum

max 3 storeys

office space maximum lot coverage

100%

see left

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

103 MAIN ST

BY-LAWS

PARCEL ID:

41359316

MORE INFO

BUILDING TYPE:

COMMERCIAL

GOOGLE MAPS

LOT SIZE:

3,523 FT² 100 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

70 FT

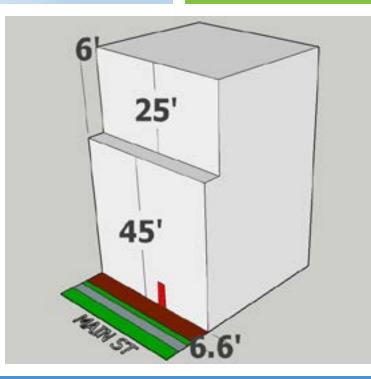
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

24,661 FT²

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

see left

height maximum

max 3 storeys

office space

100%

maximum lot coverage

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



105 MAIN ST

70 ft 45 ft

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

00204099

MORE INFO

BUILDING TYPE: COMMERCIAL LOT SIZE: 28,215 FT²

GOOGLE MAPS

BUILDING REQUIREMENT

ARCHITECTU

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different height maximum zones: 70 ft & 45 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

105 MAIN ST

70 ft

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204099

COMMERCIAL

~ 16,929 FT²

100 %

70 FT

118,503 FT²

MORE INFO

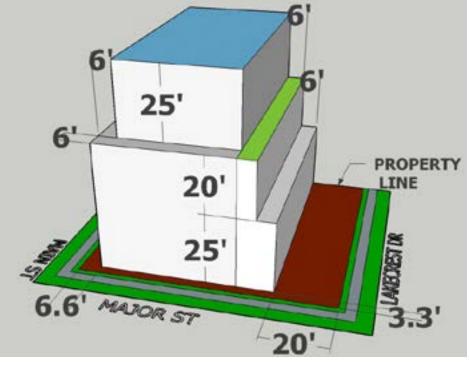
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

. maximum lot coverage

office space

100%

see left

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

Note: setbacks on Main St. or Major St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

The Village

105 MAIN ST

45 ft

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204099

COMMERCIAL

~ 11,286 FT²

45 FT

45,144 FT²

MORE INFO

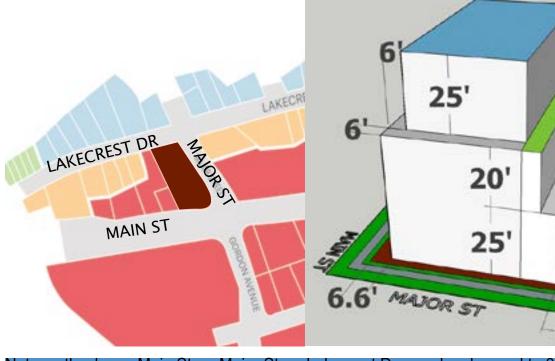
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

PROPERTY



Note: setbacks on Main St. or Major St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office spacemaximum lot coverage

100%

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

120 MAIN ST

BY-LAWS

PARCEL ID:

00208694

MORE INFO

BUILDING TYPE:

COMMERCIAL

GOOGLE MAPS

LOT SIZE:

100 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

80 FT

32,600 FT²

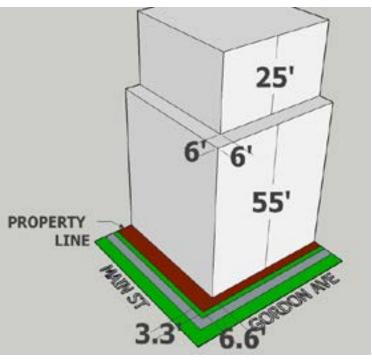
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

260,800 FT²

COMMERCIAL TAX







Note: setbacks on Main St. or Gordon Ave. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

(2) Residential and accessory uses comply with their own requirements

(3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

see left max 3 storeys

i. office spacemaximum lot coverage

100%

d. if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street

122 MAIN ST

BY-LAWS

IT**C**

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208702

COMMERCIAL 20,900 FT²

100 %

80 FT

167,200 FT²

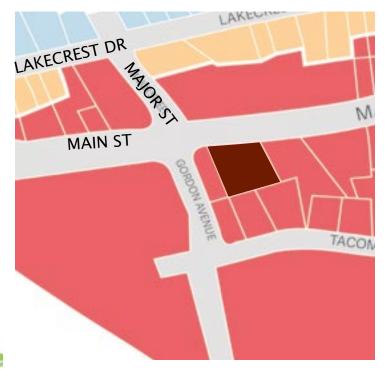
MORE INFO

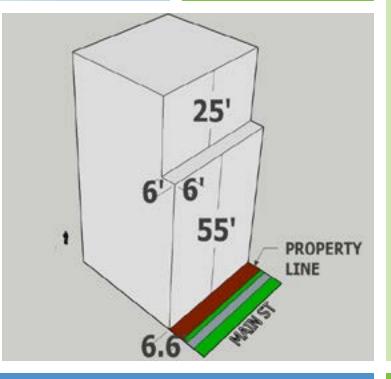
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

. maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



124 MAIN ST

BY-LAWS

ITC E

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208710

COMMERCIAL

28,800 FT²

100 %

80 FT

230,400 FT²

MORE INFO

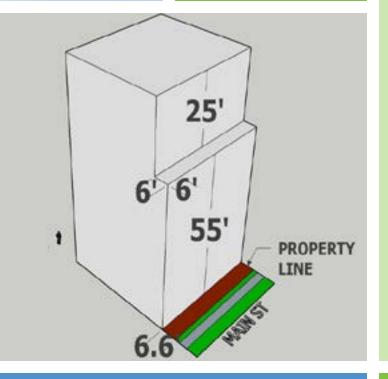
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

see left

b. height maximum

max 3 storeys

maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



132 MAIN ST

BY-LAWS

BUI

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208728

COMMERCIAL 26,800 FT²

100 %

80 FT

214,400 FT²

MORE INFO

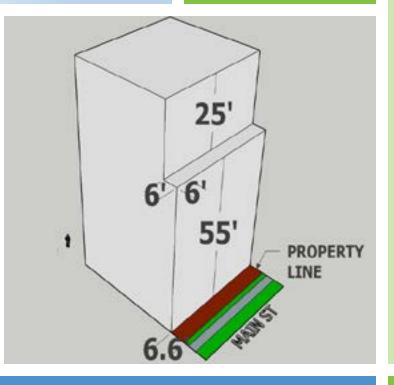
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space maximum lot coverage

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



137 MAIN ST

BY-LAWS

L

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191718

COMMERCIAL

7,025 FT²

100 %

70 FT

49,175 FT²

MORE INFO

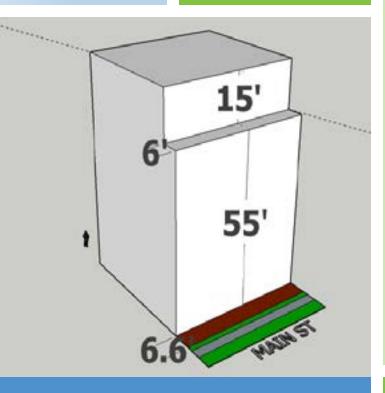
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

. maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



138 MAIN ST

BY-LAWS

PARCEL ID:

00208744

MORE INFO

BUILDING TYPE:

COMMERCIAL

ASSESSMENT

GOOGLE MAPS

LOT SIZE:

100 % 80 FT

RESIDENTIAL TAX

MAXIMUM HEIGHT

449,648 FT²

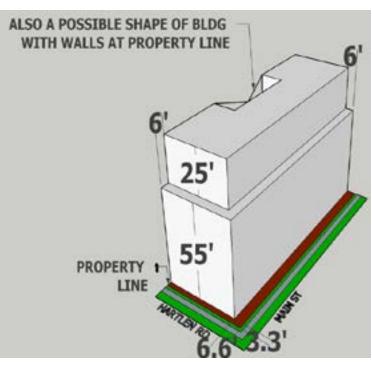
56,206 FT²

COMMERCIAL TAX

ESTIMATED MAX SQFT:

BUILDING FOOTPRINT:





Note: setbacks on Main St. or Hartlen Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

i. office space

100%

see left

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



139 MAIN ST

PARCEL ID:

00204123

MORE INFO

BUILDING TYPE:

COMMERCIAL

GOOGLE MAPS

LOT SIZE:

6,590 FT² **ASSESSMENT** 100 %

BUILDING FOOTPRINT:

70 FT

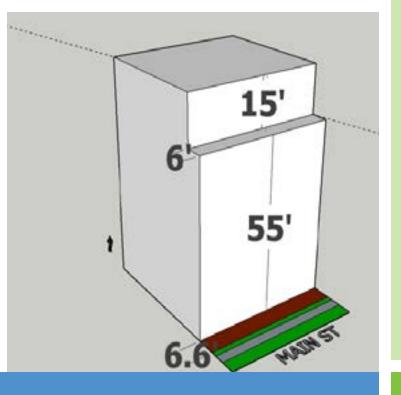
RESIDENTIAL TAX

MAXIMUM HEIGHT ESTIMATED MAX SQFT:

46,130 FT²

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

height maximum

see left max 3 storeys

office space

- maximum lot coverage
- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



141 MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191676

COMMERCIAL

6,675 FT²

100 %

70 FT

46,725 FT²

MORE INFO

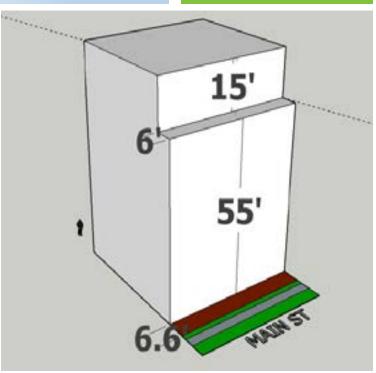
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office spacemaximum lot coverage

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

PARCEL ID:

40271488

MORE INFO

LAND USE BY-LAW SECTION 39

requirements

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

COMMERCIAL 6,195 FT² 100 % 70 FT 43,365 FT²

ASSESSMENT

GOOGLE MAPS

RESIDENTIAL TAX

COMMERCIAL TAX

(3) C-2 building requirements: 5,000 ft² lot area minimum see left height maximum office space max 3 storeys 100%

(2) Residential and accessory uses comply with their own

maximum lot coverage

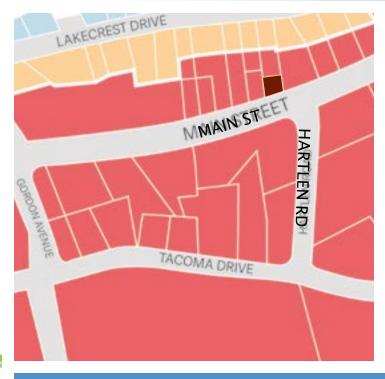
if not 100%, side and rear yards needed

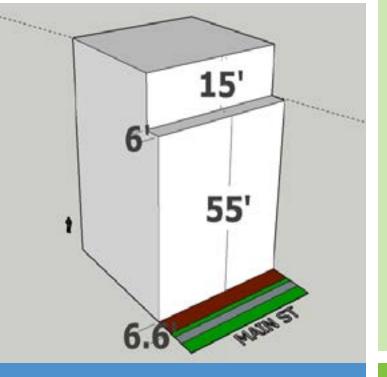
(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street







145 MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191668

COMMERCIAL

14,229 FT² 100 %

70 FT

99,603 FT²

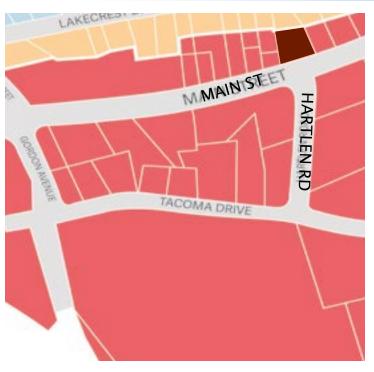
MORE INFO

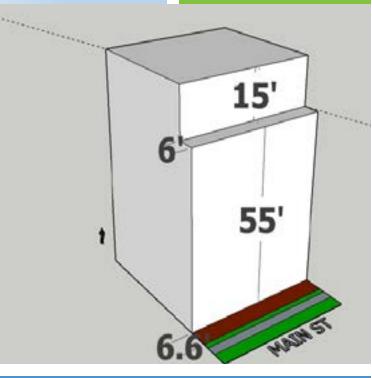
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

. maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

PARCEL ID:

00191650

COMMERCIAL

MORE INFO

LAND USE BY-LAW SECTION 39

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

LOT SIZE:

BUILDING TYPE:

7,517 FT² 100 %

ASSESSMENT

GOOGLE MAPS

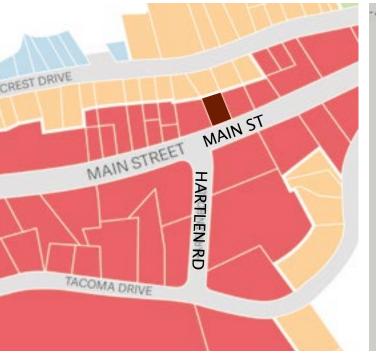
70 FT

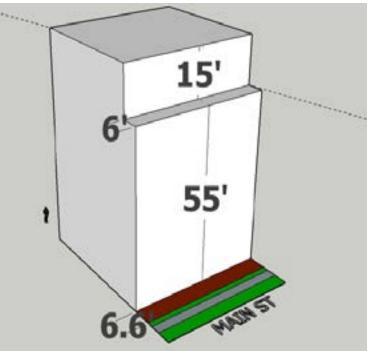
52,619 FT²

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING FOOTPRINT: MAXIMUM HEIGHT ESTIMATED MAX SQFT:





(2) Residential and accessory uses comply with their own requirements

(3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum office space

max 3 storeys

maximum lot coverage

100%

if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street



BY-LAWS

PARCEL ID:

00175422

MORE INFO

GOOGLE MAPS

ASSESSMENT

LINE

LAND USE BY-LAW SECTION 39 (1) Allowed uses: Multiple

residential (ie. apartments),

commercial, and accessory uses

(2) Residential and accessory uses comply with their own

requirements

(3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

office space maximum lot coverage

100%

if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

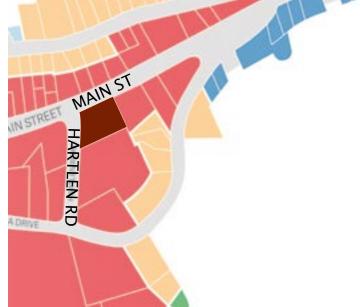
ESTIMATED MAX SQFT:

COMMERCIAL 29,652 FT² 100 %

80 FT

RESIDENTIAL TAX 237,216 FT² **COMMERCIAL TAX** 25' **PROPERTY**

HARTLEN RD





Note: setbacks on Main St. or Hartlen Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

162 MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175422

COMMERCIAL 22,916 FT²

100 %

80 FT

183,328 FT²

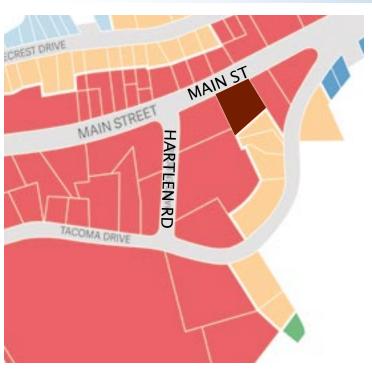
MORE INFO

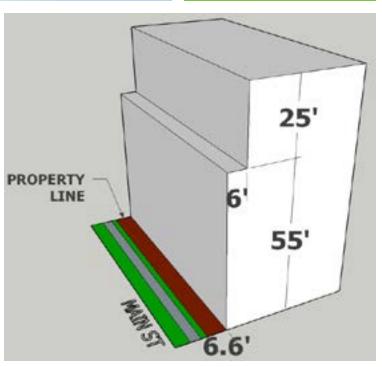
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office spacemaximum lot coverage

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



70 ft 45 ft

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

00191627

MORE INFO

BUILDING TYPE:

COMMERCIAL 18,112 FT²

GOOGLE MAPS

BUILDING Requirement

ARCHITECTU

PARKING OTHER

The following property is within two different height maximum zones: 70 ft & 45 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

ADVANTAGES

ZONE TYPES

CONTACT US



165 MAIN ST

70 ft

BY-LAWS

NG IENTS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191627

COMMERCIAL

~ 13,592 FT²

100 %

70 FT

95,144 FT²

MORE INFO

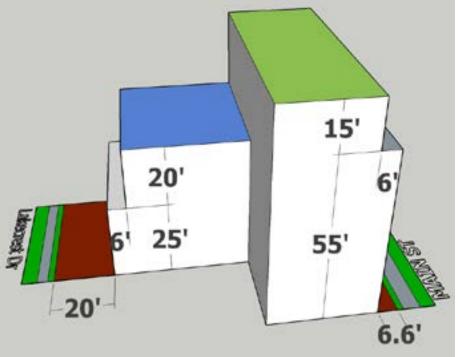
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

maximum lot coverage

office space

100%

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

165 MAIN ST

45 ft

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191627

COMMERCIAL

~ 4,528 FT²

100 %

45 FT

18,122 FT²

MORE INFO

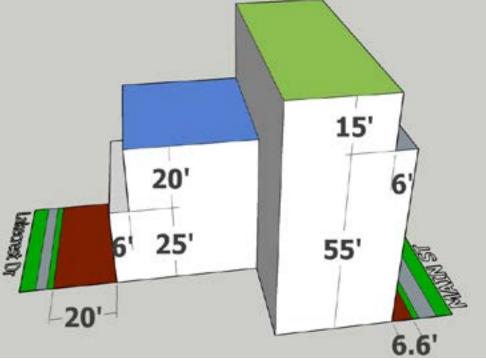
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

. maximum lot coverage

office space

100%

see left

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

80 ft 45 ft

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00175448

MORE INFO

COMMERCIAL 22,376 FT²

GOOGLE MAPS

BUILDING EQUIREMENT

ARCHITECTU

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different height maximum zones: 80 ft & 45 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

168 MAIN ST

80 ft

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175448

COMMERCIAL

~ 14,917 FT²

100 %

80 FT

119,338 FT²

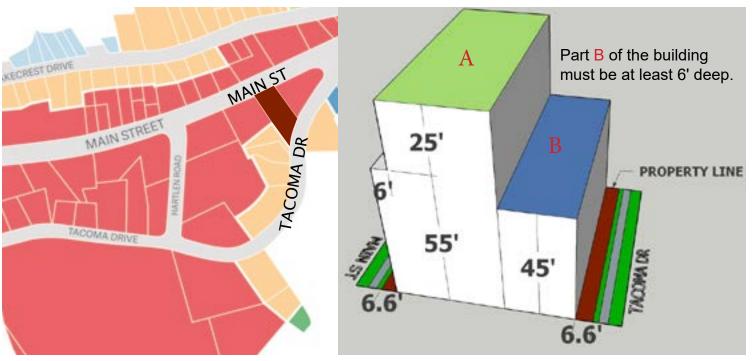
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



Note: setbacks on Main St. or Tacoma Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

i. office space maximum lot coverage

100%

see left

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



45 ft BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175448

COMMERCIAL

~ 7,459 FT²

100 %

45 FT

29,835 FT²

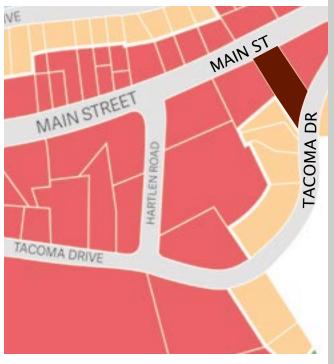
MORE INFO

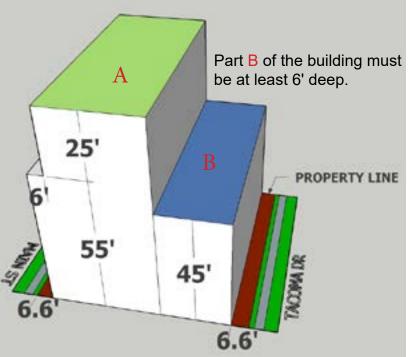
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: setbacks on Main St. or Tacoma Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

maximum lot coverage

100%

if not 100%, side and rear yards needed

office space

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



70 ft 45 ft

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00191593

COMMERCIAL 30,079 FT²

MORE INFO

GOOGLE MAPS

ACCEPTANT

BUILDING EQUIREMENT

ARCHITECTUI

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US



The following property is within two different height maximum zones: 70 ft & 45 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

171 MAIN ST

70 ft

BY-LAWS

NTS E

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191593

COMMERCIAL

~ 15,040 FT²

100 %

70 FT

105,280 FT²

MORE INFO

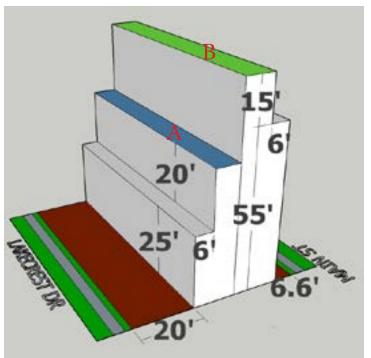
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space

- c. maximum lot coverage
- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



171 MAIN ST

45 ft

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191593

COMMERCIAL

~ 15,040 FT²

100 %

45 FT

60,160 FT²

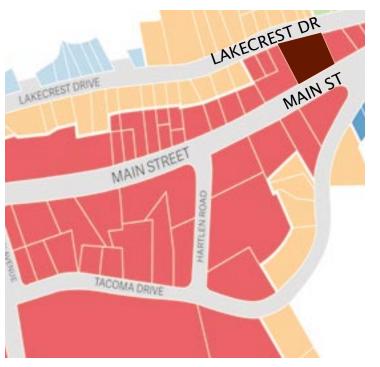
MORE INFO

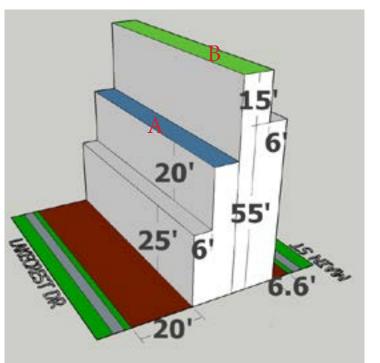
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space

100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT:**

PARCEL ID:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175455

24,953 FT²

100 %

70 FT

COMMERCIAL

MORE INFO

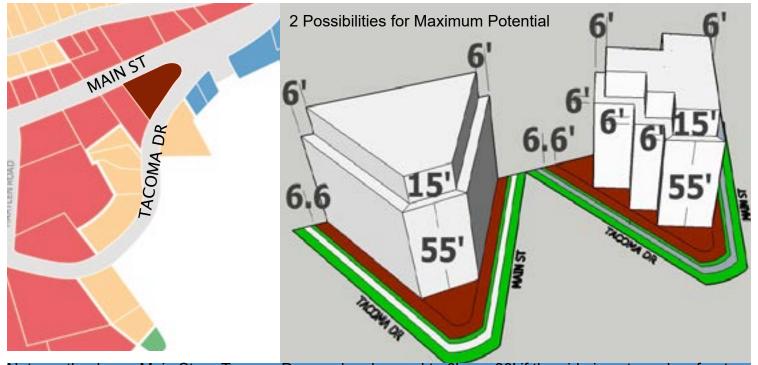
GOOGLE MAPS

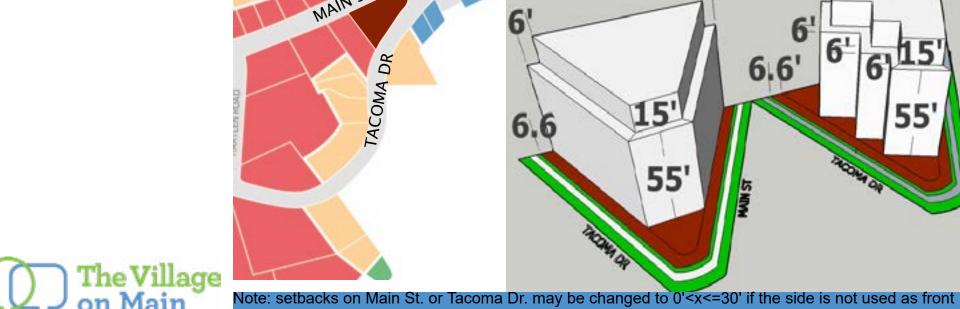
ASSESSMENT

RESIDENTIAL TAX

174,671 FT²

COMMERCIAL TAX





yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

5,000 ft² lot area minimum see left height maximum max 3 storeys office space

100%

maximum lot coverage

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



ITT MAIN ST

BY-LAWS

PARCEL ID:

40279945

COMMERCIAL

MORE INFO

GOOGLE MAPS

ASSESSMENT

LAND USE BY-LAW SECTION 39

residential (ie. apartments), (1) Allowed uses: Multiple commercial, and accessory uses

(2) Residential and accessory uses comply with their own

BUILDING TYPE: LOT SIZE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

12,156 FT² 100 %

45 FT

48,624 FT²

RESIDENTIAL TAX

COMMERCIAL TAX

(3) C-2 building requirements:

requirements

5,000 ft² lot area minimum

100%

see left height maximum max 3 storeys

office space maximum lot coverage

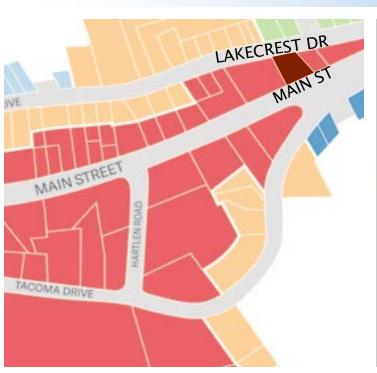
if not 100%, side and rear yards needed

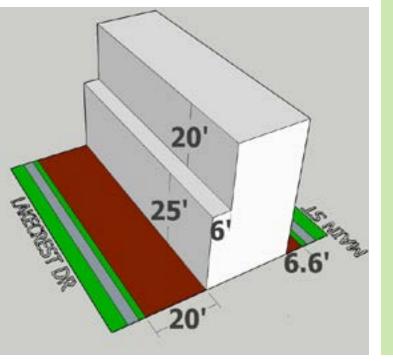
(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street







Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

BY-LAWS

PARCEL ID:

00191098

COMMERCIAL

MORE INFO

LAND USE BY-LAW SECTION 39

requirements

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

22,540 FT² 100 %

ASSESSMENT

GOOGLE MAPS

RESIDENTIAL TAX

45 FT 90,160 FT²

COMMERCIAL TAX

LOT SIZE:

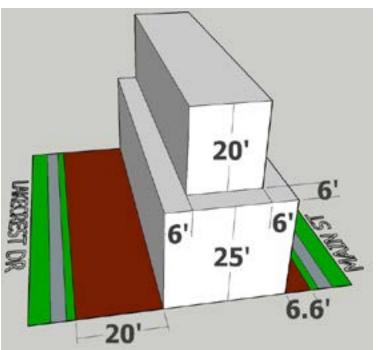
BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

LAKECREST DR MAIN S



Note: setbacks on Main St. or Lakecrest Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

(3) C-2 building requirements:

5,000 ft² lot area minimum see left height maximum

(2) Residential and accessory uses comply with their own

max 3 storeys office space 100%

maximum lot coverage

if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street



211 MAIN ST

BY-LAWS

RI III

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191098

COMMERCIAL 9,199 FT² 100 % 35 FT

27,597 FT²

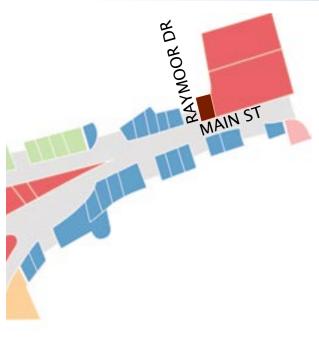
MORE INFO

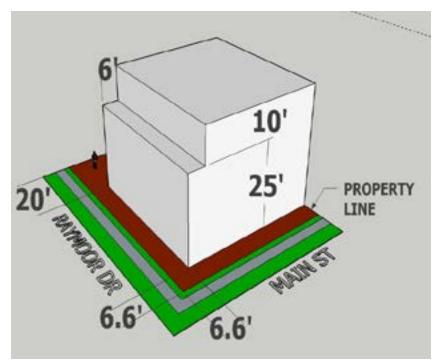
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximumi. office space

max 3 storeys

. maximum lot coverage

100%

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Main St. or Raymoor Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

219 MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40612228

COMMERCIAL 87,120 FT²

100 %

80 FT

696,960 FT²

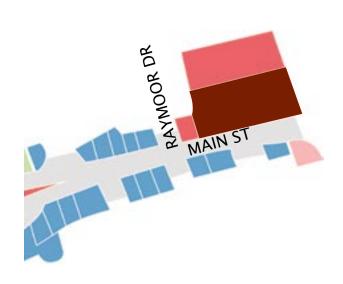
MORE INFO

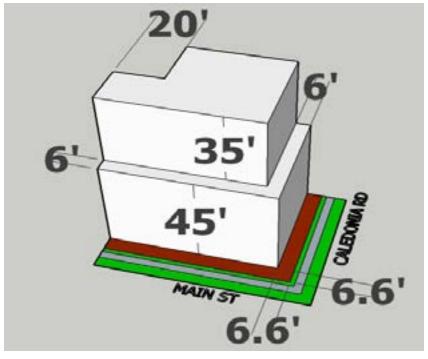
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space maximum lot coverage

100%

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Main St. or Caledonia Rd. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

F-2 (219) MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40612236

COMMERCIAL

69,969 FT²

100 %

80 FT

557,568 FT²

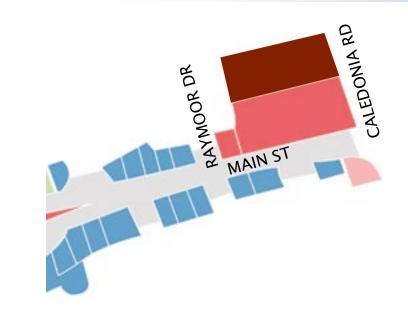
MORE INFO

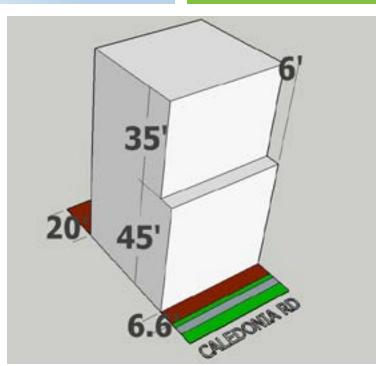
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

see left

b. height maximum

max 3 storeys

c. maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



50 TACOMA DR

IBY-LAWS

L L

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00229534

COMMERCIAL 606,515 FT²

100 %

60 FT

3,639,090 FT²

MORE INFO

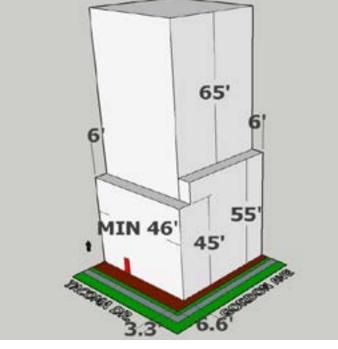
GOOGLE MAPS

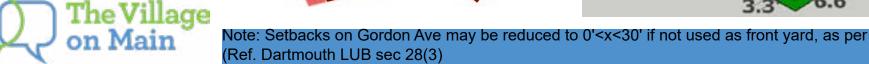
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space

100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

55 TACOMA DR

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40259764

COMMERCIAL 11,250 FT²

100 %

80 FT

557,568 FT²

MORE INFO

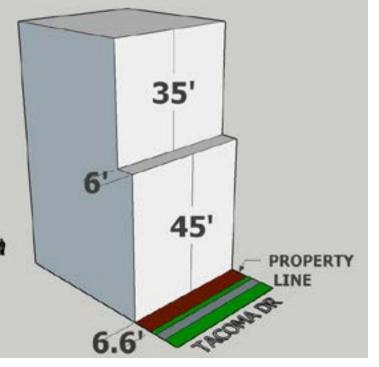
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

i. office spacemaximum lot coverage

100%

see left

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

PARCEL ID:

BUILDING TYPE:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208801

MORE INFO

LAND USE BY-LAW SECTION 39

requirements

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

(2) Residential and accessory uses comply with their own

LOT SIZE: **BUILDING FOOTPRINT:** COMMERCIAL 17,150 FT² 100 %

ASSESSMENT

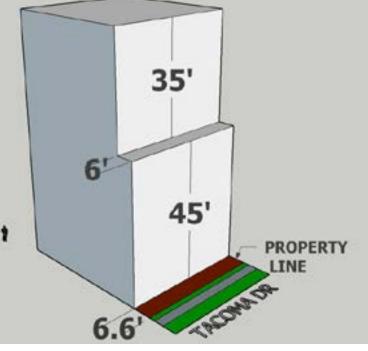
GOOGLE MAPS

RESIDENTIAL TAX

80 FT 137,800 FT²

COMMERCIAL TAX





(3) C-2 building requirements: 5,000 ft² lot area minimum see left height maximum office space max 3 storeys

maximum lot coverage

if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

100%

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street



61 TACOMA DR

BY-LAWS

L L

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208793

COMMERCIAL

8,134 FT²

100 %

80 FT

65,072 FT²

MORE INFO

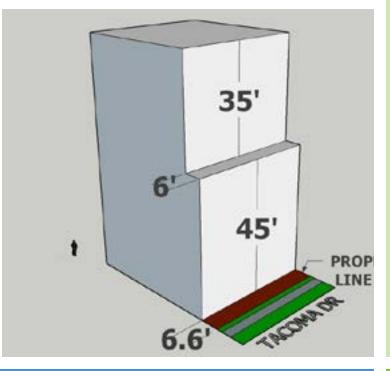
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

see left

b. height maximum

max 3 storeys

maximum lot coverage

office space

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



63 TACOMA DR

BY-LAWS

PARCEL ID:

00208785

MORE INFO

GOOGLE MAPS

LAND USE BY-LAW SECTION 39

requirements

(1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses

(2) Residential and accessory uses comply with their own

BUILDING REQUIREMENTS BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

OMMERCIAL 9,700 FT² 100 % 80 FT 77,600 FT²

ASSESSMENT RESIDENTIAL TAX

COMMERCIAL TAX

35' 45' (3) C-2 building requirements:

a. lot area minimum

b. height maximum

i. office space

5,000 ft²

see left

max 3 storeys

100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street

(5) Building walls and roofs facing Residential properties must mirror the style of the façade

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street





67 TACOMA DR

BY-LAWS

B

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00208777

COMMERCIAL

28,210 FT²

100 %

80 FT

225,680 FT²

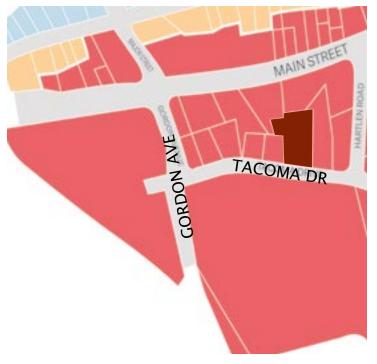
MORE INFO

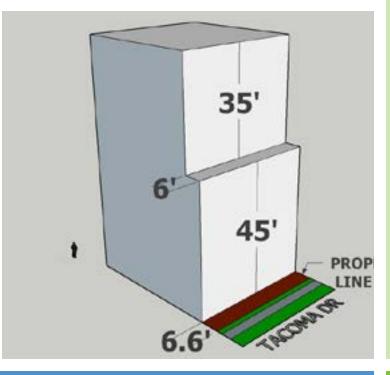
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

max 3 storeys

maximum lot coverage

office space

100%

see left

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

PARCEL ID:

00208769

MORE INFO

BUILDING TYPE:

COMMERCIAL

GOOGLE MAPS ASSESSMENT

LOT SIZE:

100 %

80 FT

MAXIMUM HEIGHT

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

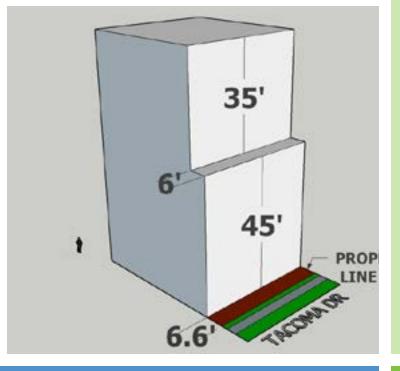
265,600 FT²

33,200 FT²

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

height maximum

see left max 3 storeys

office space maximum lot coverage

- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



75 TACOMA DR

BY-LAWS

PARCEL ID:

00208751

MORE INFO

BUILDING TYPE:

COMMERCIAL

GOOGLE MAPS

LOT SIZE:

100 %

ASSESSMENT

MAXIMUM HEIGHT

BUILDING FOOTPRINT:

80 FT

21,540 FT²

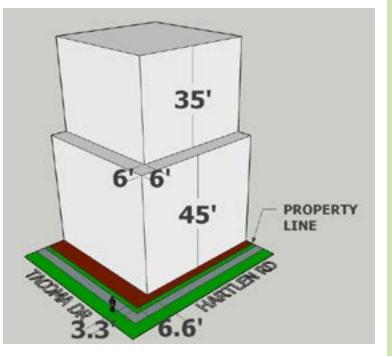
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

172,320 FT²

COMMERCIAL TAX





Note: setbacks on Tacoma Dr. or Hartlen Rd. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft²

b. height maximum

see left max 3 storeys

i. office space

- c. maximum lot coverage
- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



BY-LAWS

PARCEL ID:

00175554

MORE INFO

requirements

LAND USE BY-LAW SECTION 39 (1) Allowed uses: Multiple

commercial, and accessory uses

lot area minimum

height maximum

office space

maximum lot coverage

residential (ie. apartments),

5,000 ft²

see left

100%

max 3 storeys

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

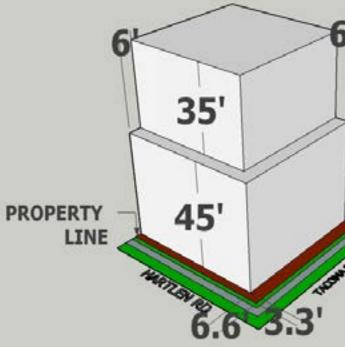
COMMERCIAL 38,162 FT² 100 %

80 FT

305,296 FT²

RESIDENTIAL TAX

COMMERCIAL TAX



Note: setbacks on Hartlen Rd. or Tacoma Dr. may be changed to 0'<x<=30' if the side is not used as from yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

GOOGLE MAPS

ASSESSMENT

(3) C-2 building requirements:



(4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street (5) Building walls and roofs facing Residential properties must mirror the style of the façade

if not 100%, side and rear yards needed

(2) Residential and accessory uses comply with their own

(6) Utility connections must be hidden from pedestrians

(8) No parking between the building and the street



120B MAIN ST

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40259772

COMMERCIAL

8,775 FT²

100 %

80 FT

70,200 FT²

MORE INFO

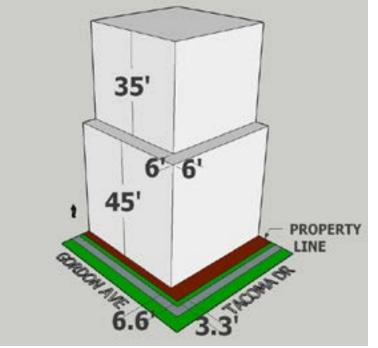
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: setbacks on Gordon Ave. or Tacoma Dr. may be changed to 0'<x<=30' if the side is not used as front yard (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c)).

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

i. office space

100%

c. maximum lot coverage

d. if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

40259772

103,123 FT²

MORE INFO

GOOGLE MAPS

ACCEPTANT

BUILDING EQUIREMENT

ARCHITECTU

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US



The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

C-2 BY-LAWS

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

40259772

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

COMMERCIAL ~ 72,186 FT² 100 % 60 FT 433,117 FT²

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

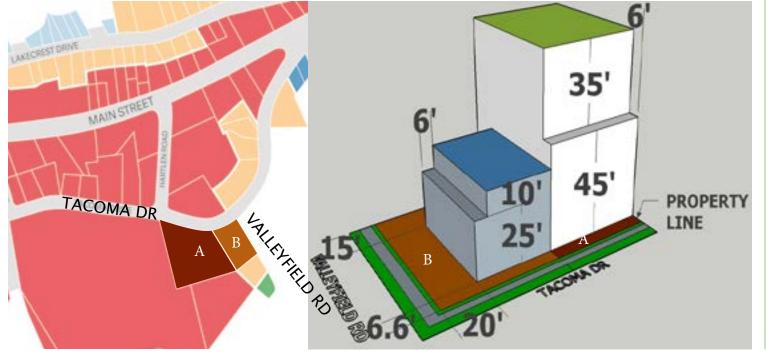
max 3 storeys

maximum lot coverage

office space

100%

- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street





Note: setbacks on Valleyfield St. may be reduced to 15' if not used as front yard. Setbacks on Tacoma Dr. (for lot part A) may be changed to 0'<x<=30' if the side is not used as front yard. Setbacks on Tacoma Dr. (for lot part B) need to increase to 15' if used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

R-3 BY-LAWS

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

40259772

RESIDENTIAL

~ 30,937 FT²

60 %

35 FT

55,686 FT²

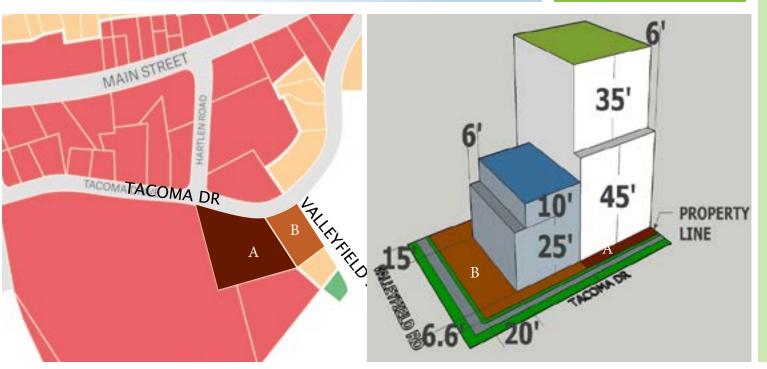
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 34

- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



Note: setbacks on Valleyfield St. may be reduced to 15' if not used as front yard. Setbacks on Tacoma Dr. (for lot part A) may be changed to 0'<x<=30' if the side is not used as front yard. Setbacks on Tacoma Dr. (for lot part B) need to increase to 15' if used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

66 LAKECREST DR C-2 R-3 BY-LA

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

40271504

MORE INFO

GOOGLE MAPS

20,700 FT²

PARKING OTHER

ADVANTAGES

ZONE TYPES

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

66 LAKECREST DR

C-2 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40271504

COMMERCIAL

~ 10,350 FT²

100 %

70 FT

72,450 FT²

MORE INFO

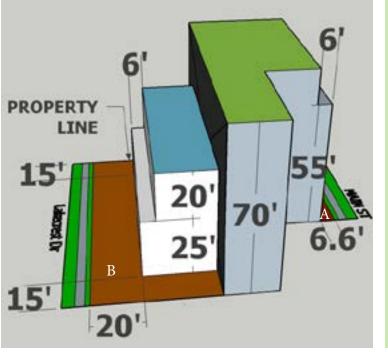
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

office space

100%

- maximum lot coverage
- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St (for lot part A) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

66 LAKECREST DR R-3 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40271504

RESIDENTIAL

~ 10,350 FT²

60 %

45 FT

24,840 FT²

MORE INFO

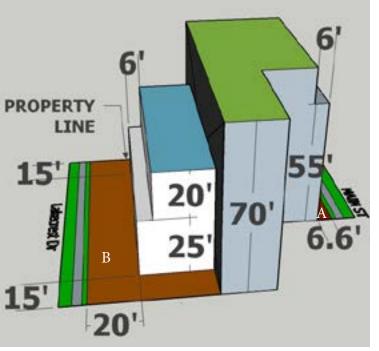
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 34

- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. (on lot part A) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

72 LAKECREST DR C-2 BY-LA

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

406386694

MORE INFO

GOOGLE MAPS

6,800 FT²

PARKING OTHER

ADVANTAGES

ZONE TYPES

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

C-2 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

406386694

COMMERCIAL

~ 2,267 FT²

100 %

70 FT

15,867 FT²

MORE INFO

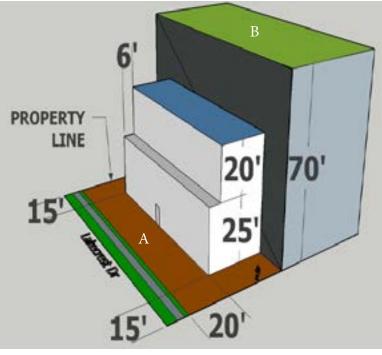
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 39

- residential (ie. apartments), (1) Allowed uses: Multiple commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

height maximum

max 3 storeys

office space

100%

see left

- maximum lot coverage if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



72 LAKECREST DR R-3 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

406386694

RESIDENTIAL ~ 4,533 FT²

60 %

45 FT

10,879 FT²

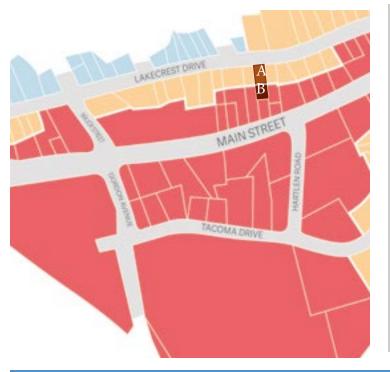
MORE INFO

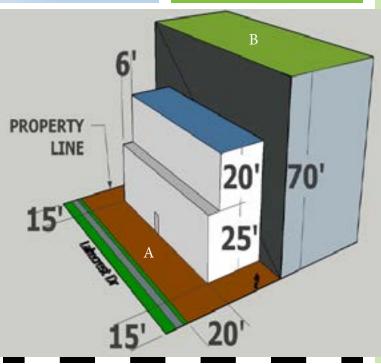
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 34

(1) The following uses are allowed in a R-3 Zone:

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



LOTX LAKECREST DR C-2 BY-LAWS

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

40400657

MORE INFO

GOOGLE MAPS

7,725 FT²

PARKING

OTHER

ADVANTAGES

ZONE TYPES

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

LOTX LAKECREST DR C-2 BY-LAWS

PARCEL ID:

40400657

MORE INFO

GOOGLE MAPS

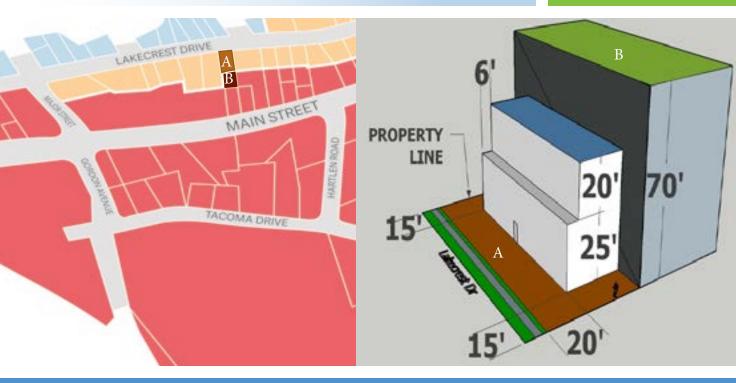
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT ESTIMATED MAX SQFT:**

COMMERCIAL ~ 2,575 FT² 100 % 70 FT 18,025 FT²



LAND USE BY-LAW SECTION 39

- residential (ie. apartments), (1) Allowed uses: Multiple commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

5,000 ft² lot area minimum see left height maximum

max 3 storeys office space 100%

maximum lot coverage

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



LOT X LAKECREST DR R-3 BY-LAWS

PARCEL ID:

40400657

MORE INFO

BUILDING TYPE:

RESIDENTIAL

GOOGLE MAPS

LOT SIZE:

~ 5,150 FT² 60 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

45 FT

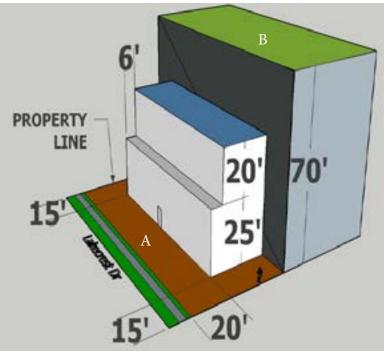
12,360 FT²

RESIDENTIAL TAX

COMMERCIAL TAX









- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

BUILDING TYPE:

40271496

MORE INFO

GOOGLE MAPS

LOT SIZE:

7,500 FT²

REQUIREMENT

ARCHITECTU

PARKING

OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

C-2 BY-LAWS

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT**

PARCEL ID:

40271496

COMMERCIAL

~ 2,500 FT²

100 %

70 FT

17,500 FT²

MORE INFO

GOOGLE MAPS

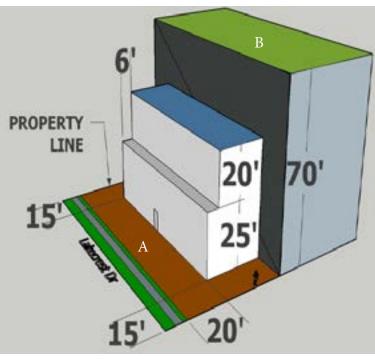
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



ESTIMATED MAX SQFT:



LAND USE BY-LAW SECTION 39

- residential (ie. apartments), (1) Allowed uses: Multiple commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft²

height maximum

max 3 storeys

maximum lot coverage

office space

100%

see left

- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



R-3 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40271496

RESIDENTIAL

~ 5,000 FT²

60 %

45 FT

12,000 FT²

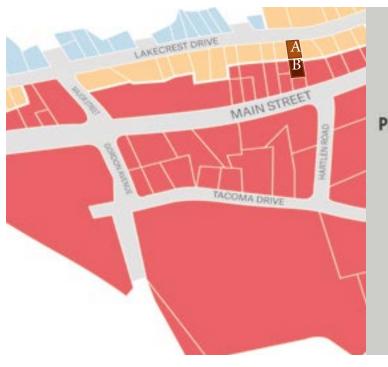
MORE INFO

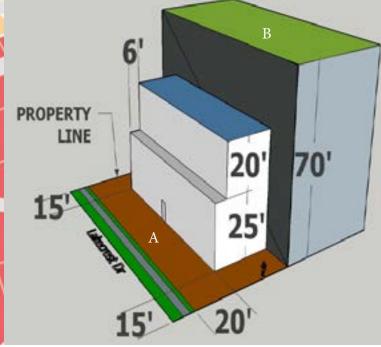
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00191726

MORE INFO

GOOGLE MAPS

93,129 FT²

BUILDING REQUIREMENT

<u>ARCHITECTUI</u>

PARKING

OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

C-2

133 MAIN ST

C-2

BY-LAWS

ILDING IREMENTS PARCEL ID:

BUILDING TYPE:

00191726

MORE INFO

ASSESSMENT

GOOGLE MAPS

RESIDENTIAL TAX

COMMERCIAL TAX

COMMERCIAL

~ 88,000 FT²

70 FT

616,000 FT²

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

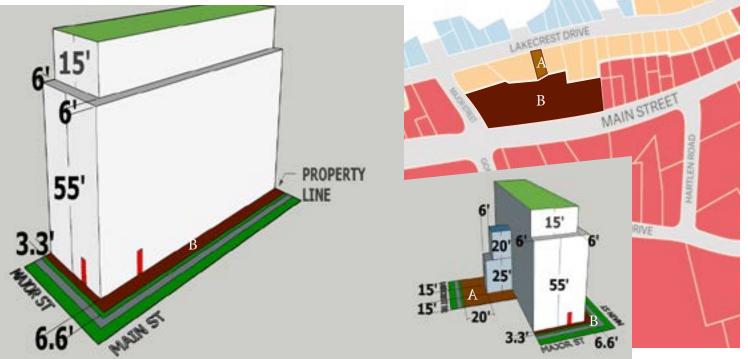
max 3 storeys

i. office spacemaximum lot coverage

100%

- d. if not 100%, side and rear yards needed
- d. If flot 100%, side and real yards freeded
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

LOT SIZE:
BUILDING FOOTPRINT:
MAXIMUM HEIGHT
ESTIMATED MAX SQFT:





Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT**

PARCEL ID:

ESTIMATED MAX SQFT:

00191726

RESIDENTIAL

~ 5,129 FT²

60 %

45 FT

12,310 FT²

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

MORE INFO

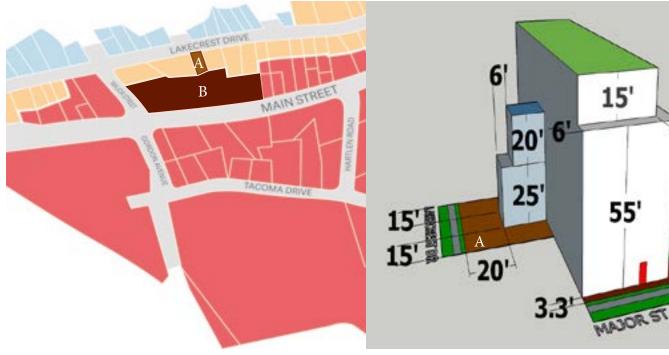
LAND USE BY-LAW SECTION 34

R-1, R-2. And TH uses

(1) The following uses are allowed in a R-3 Zone:

- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left





Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00191643

16,591 FT²

MORE INFO

GOOGLE MAPS

LOOFOOL

BUILDING EQUIREMENT

ARCHITECTU

PARKING

OTHER

ADVANTAGES

ZONE TYPES

CONTACT US



The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

BY-LAWS

BUILDING TYPE:

PARCEL ID:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191643

COMMERCIAL

~ 8,251 FT²

100 %

70 FT

57,757 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

requirements

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

maximum lot coverage

100%

if not 100%, side and rear yards needed

office space

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street





Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

R-3

157 MAIN ST

~ 8,250 FT²

19,800 FT²

60 %

45 FT

R-3

BY-LAWS

BUILDING EQUIREMENTS PARCEL ID: 00191643

BUILDING TYPE: RESIDENTIAL

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 34

(1) The following uses are allowed in a R-3 Zone:

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left





Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

40699258

MORE INFO

GOOGLE MAPS

15,715 FT²

BUILDING REQUIREMENT

ARCHITECTUI

PARKING

OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

MAINSTREE

TACOMA DRIVE

40699258

COMMERCIAL

~ 9,429 FT²

100 %

70 FT

66,003 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

15' PROPERTY LINE

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

office space maximum lot coverage

100%

- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

PARCEL ID:

BUILDING TYPE:

40699258

RESIDENTIAL

~ 6,286 FT²

60 %

45 FT

MORE INFO

LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT**

15,086 FT² **ESTIMATED MAX SQFT:**

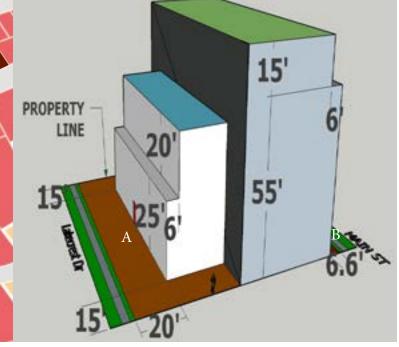
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 34

- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

139B MAIN ST

C-2

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00191684

MORE INFO

GOOGLE MAPS

12,890 FT²

UILDING UIREMENT

ARCHITECTU

PARKING

OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different zoning designations: General Business (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

C-2

139B MAIN ST

C-2

BY-LAWS

BUILDING TYPE:
LOT SIZE:
BUILDING FOOTPRINT:
MAXIMUM HEIGHT

PARCEL ID:

ESTIMATED MAX SQFT:

00191684

COMMERCIAL

~ 8,593 FT²

100 %

70 FT

60,153 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

a. lot area minimum

5,000 ft² see left

b. height maximum

max 3 storeys

. maximum lot coverage

office space

100%

- d. if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

R-3

139B MAIN ST

R-3

BY-LAWS

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

PARCEL ID:

ESTIMATED MAX SQFT:

00191684

RESIDENTIAL

~ 4,297 FT²

60 %

45 FT

10,312 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 34

- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - b. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - d. Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - . Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



Note: setbacks on Lakecrest Dr. may be reduced to 15' if not used as front yard. Setbacks on Main St. or Major St. (on lot part B) may be changed to 0'<x<=30' if the side is not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c)).

1 FARQUHARSON ST

PARCEL ID:

00186585

LAND USE BY-LAW SECTION 37A

(1) Development permits allowed only for:

- craftshops
- spas
- studios

BA-TWA?

- offices
- townhouse style units

single family, accessory, and institutional uses

(2) Single family, accessory, and institutional uses follow their respective zoning requirements.

(3) Developments must conform with the following: Minimum lot area

Millimum for area	4,000 11
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

1 000 ft2

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

HOME BUSINESS

MORE INFO

GOOGLE MAPS

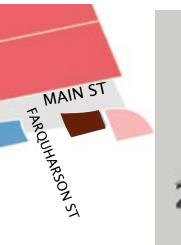
ASSESSMENT

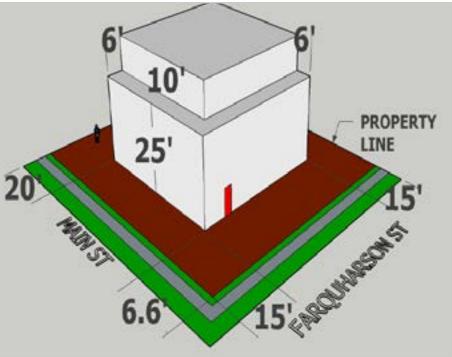
RESIDENTIAL TAX

COMMERCIAL TAX

9,776 FT²

7,242 FT² 45 % 35 FT







PARCEL ID:

40526352

MORE INFO

BUILDING TYPE:

HOME BUSINESS

LOT SIZE:

8,663 FT² 45 %

ASSESSMENT

BUILDING FOOTPRINT:

35 FT

RESIDENTIAL TAX

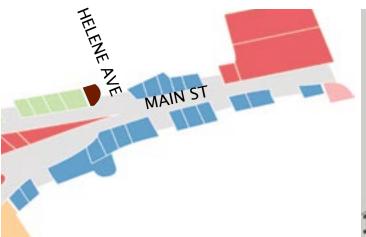
GOOGLE MAPS

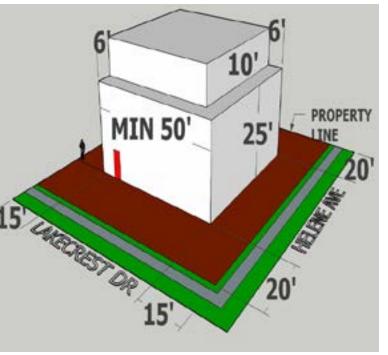
MAXIMUM HEIGHT

10,000 FT²

COMMERCIAL TAX

ESTIMATED MAX SQFT:





LAND USE BY-LAW SECTION 37A

- (1) Development permits allowed only for:
 - craftshops

BY-LAWS

- spas
- studios
- offices
- townhouse style units
- single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175711

HOME BUSINESS

6,500 FT²

45 %

35 FT

8,775 FT²

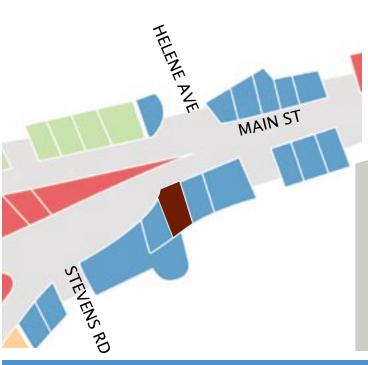
MORE INFO

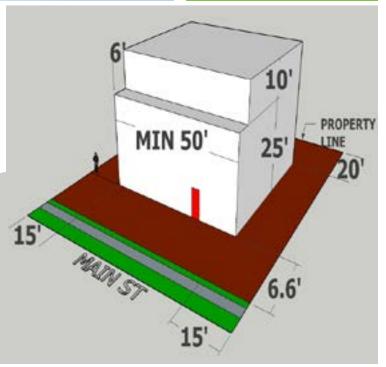
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





RA-TWA?

- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

4,000 ft ²
50 ft
20 ft
15 ft
20 ft
45 %
see left
10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



198 MAIN ST

PARCEL ID:

BUILDING TYPE:

00175711

8,578 FT²

10,000 FT²

45 %

35 FT

MORE INFO

HOME BUSINESS

GOOGLE MAPS

ASSESSMENT

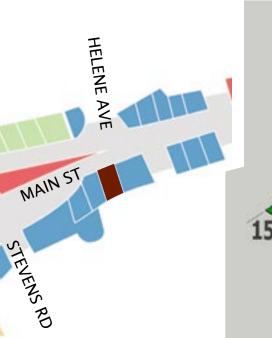
RESIDENTIAL TAX

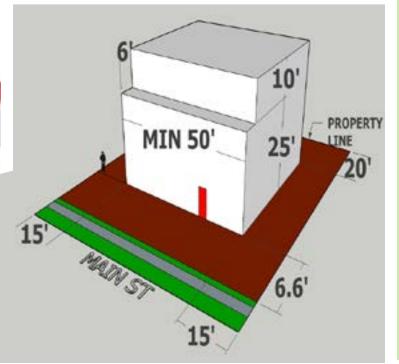
RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING REQUIREMENTS

LOT SIZE:
BUILDING FOOTPRINT:
MAXIMUM HEIGHT
ESTIMATED MAX SQFT:





BY-LAWS

- (1) Development permits allowed only for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style units
 - f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



BY-LAWS

PARCEL ID:

00175737

MORE INFO

GOOGLE MAPS

ASSESSMENT

LAND USE BY-LAW SECTION 37A (1) Development permits allowed only for:

craftshops

spas

studios

offices

respective zoning requirements.

townhouse style units

Minimum lot area

Minimum frontage

Minimum front yard

Minimum rear yard

Maximum height

Maximum lot coverage

Maximum total floor area

single family, accessory, and institutional uses

(2) Single family, accessory, and institutional uses follow their

4,000 ft²

50 ft 20 ft

15 ft

20 ft

45 %

see left

10,000 ft²

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

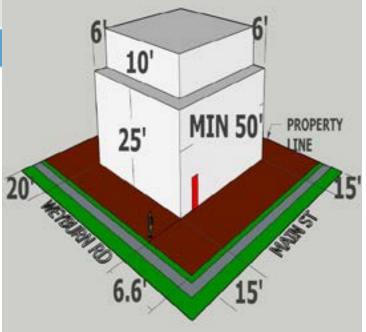
HOME BUSINESS 13,500 FT² 45 %

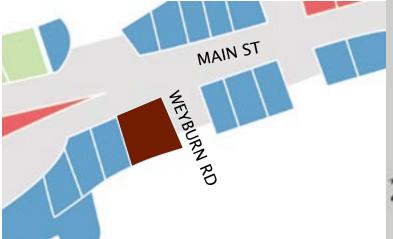
35 FT

10,000 FT²

RESIDENTIAL TAX COMMERCIAL TAX





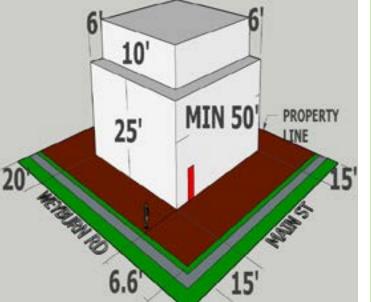


(3) Properties look like a single unit dwelling except that: the front yard may have one ground sign; and

(3) Developments must conform with the following:

Minimum side/flanking yard

the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face





Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking vard calculation (Ref. Dartmouth LUB, Streetwall & flanking yard calculations, secs 28(3) & 37(A)(3)

RA-TYM2

PARCEL ID:

00191361

MORE INFO

BUILDING TYPE:

HOME BUSINESS

GOOGLE MAPS

LOT SIZE:

7,242 FT²

ASSESSMENT

BUILDING FOOTPRINT:

35 FT

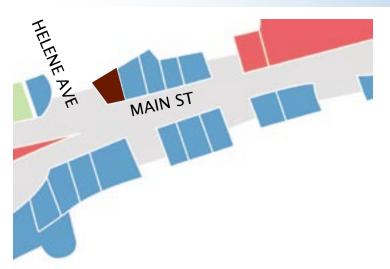
45 %

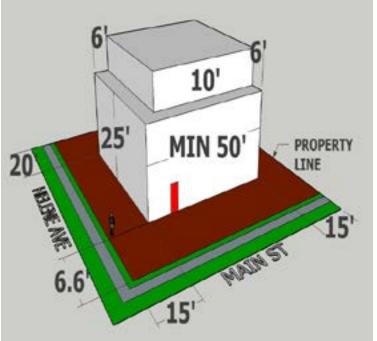
MAXIMUM HEIGHT ESTIMATED MAX SQFT:

9,450 FT²

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

PARCEL ID:

00191353

MORE INFO

BUILDING TYPE:

HOME BUSINESS

GOOGLE MAPS

LOT SIZE:

7,916 FT² 45 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

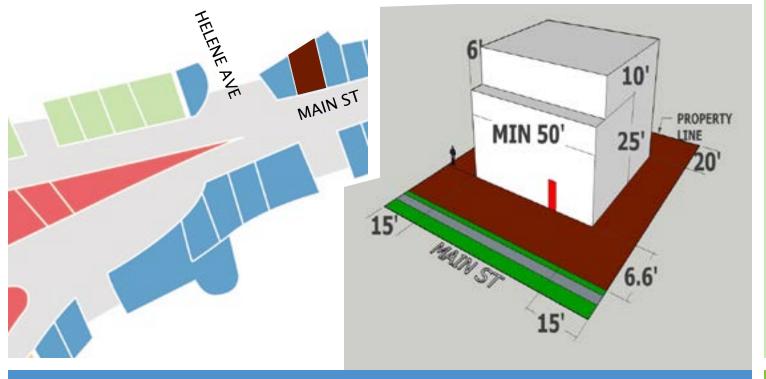
35 FT

RESIDENTIAL TAX

ESTIMATED MAX SQFT:

10,000 FT²

COMMERCIAL TAX



LAND USE BY-LAW SECTION 37A

(1) Development permits allowed only for:

craftshops

BY-LAWS

- spas
- studios
- offices
- townhouse style units
- single family, accessory, and institutional uses

(2) Single family, accessory, and institutional uses follow their respective zoning requirements.

(3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	l 15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

(3) Properties look like a single unit dwelling except that:

- the front yard may have one ground sign; and
- the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



206 MAIN ST

BY-LAWS

G

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204446

HOME BUSINESS

8,300 FT²

45 %

35 FT

10,000 FT²

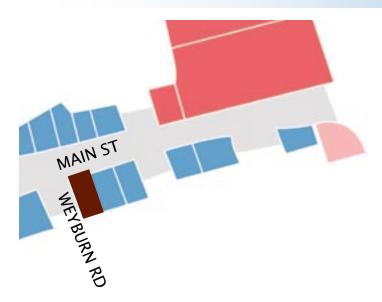
MORE INFO

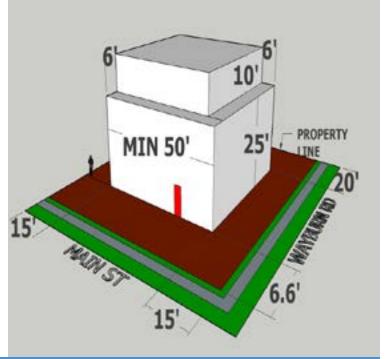
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





The Village on Main

LAND USE BY-LAW SECTION 37A

(1) Development permits allowed only for:

- a. craftshops
- b. spas
- c. studios
- d. offices
- e. townhouse style units
- f. single family, accessory, and institutional uses

(2) Single family, accessory, and institutional uses follow their respective zoning requirements.

(3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

(3) Properties look like a single unit dwelling except that:

- the front yard may have one ground sign; and
- ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & flanking yard calculations, secs 28(3) & 37(A)(3)

PARCEL ID:

40740367

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

(2) Single family, accessory, and institutional uses follow their respective zoning requirements.

(3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

1 000 612

(3) Properties look like a single unit dwelling except that:

- the front yard may have one ground sign; and
- the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

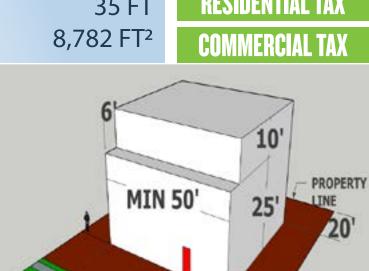
MAXIMUM HEIGHT

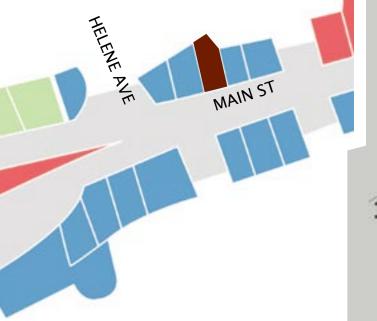
ESTIMATED MAX SQFT:

HOME BUSINESS 6,505 FT²

45 %

35 FT







BY-LAWS

- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses

PARCEL ID:

00204453

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

8,600 FT² 45 % 35 FT 10,000 FT²

HOME BUSINESS

PROPERTY MIN 50'

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

BY-LAWS

- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face





209 MAIN ST

PARCEL ID:

40740359

MORE INFO LAND U

BUILDING TYPE:

HOME BUSINESS

GOOGLE MAPS

LOT SIZE:

5,007 FT² 45 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

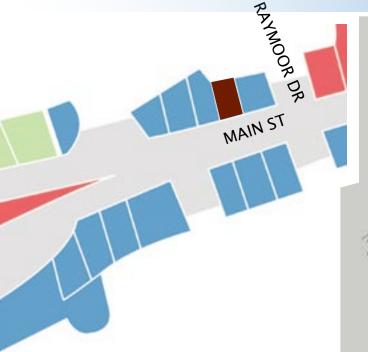
35 FT

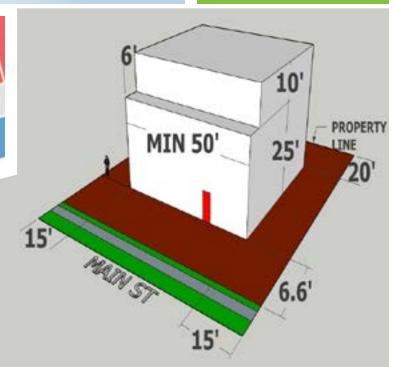
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

6,759 FT²

COMMERCIAL TAX





BY-LAWS

- (1) Development permits allowed only for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style units
 - f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

4,000 ft ²
50 ft
20 ft
15 ft
20 ft
45 %
see left
10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - i. the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



210 MAIN ST

BY-LAWS

BUILDING EQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00204461

HOME BUSINESS

7,610 FT²

45 %

35 FT

10,000 FT²

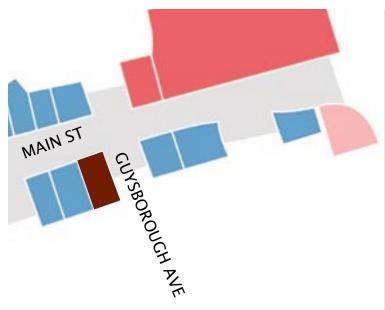
MORE INFO

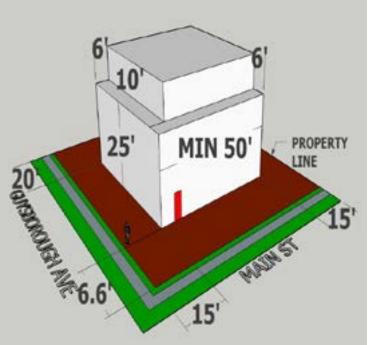
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





The Village on Main

LAND USE BY-LAW SECTION 37A (1) Development permits allowed only for: a. craftshops b. spas

- c. studios
- c. studios
- . offices
- e. townhouse style units
- f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

214 MAIN ST

BY-LAWS

BUILDING QUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00186385

HOME BUSINESS

7,021 FT²

45 %

35 FT

9,478 FT²

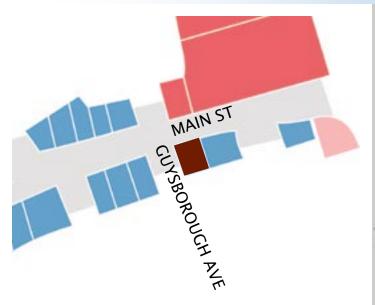
MORE INFO

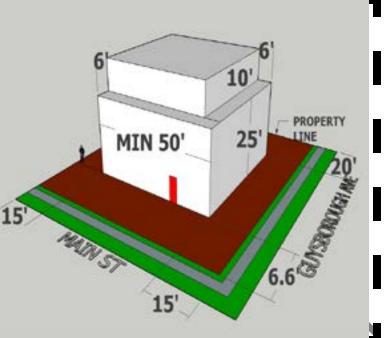
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





The Village on Main

- (1) Development permits allowed only for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style units
 - f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flankir	ng yard 15 ft
Minimum rear yard	20 ft
Maximum lot coverage	ge 45 %
Maximum height	see left
Maximum total floor	area 10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - i. the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

BY-LAWS

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00186403

9,922 FT²

45 %

35 FT

HOME BUSINESS

MORE INFO

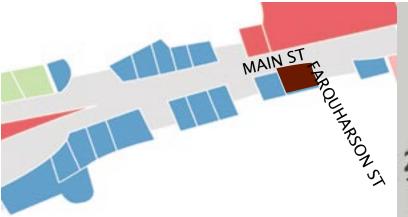
GOOGLE MAPS

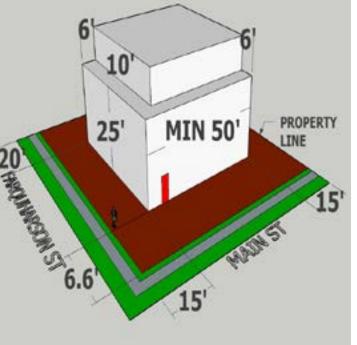
ASSESSMENT

10,000 FT²

RESIDENTIAL TAX

COMMERCIAL TAX







- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

NLW

2 RAYMOOR DR

BY-LAWS

ILDING IREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00191346

HOME BUSINESS

7,355 FT²

45 %

35 FT

9,929 FT²

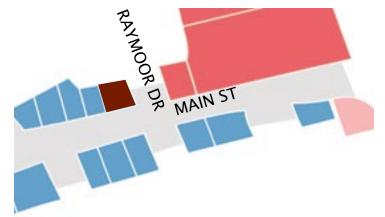
MORE INFO

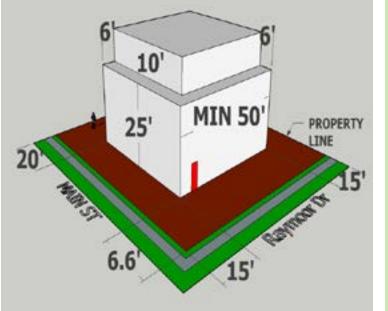
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) Development permits allowed only for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style units
 - f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum front yard 20 ft Minimum side/flanking yard 15 ft Minimum rear yard 20 ft Maximum lot coverage 45 % Maximum height see left	Minimum lot area	4,000 ft ²
Minimum side/flanking yard 15 ft Minimum rear yard 20 ft Maximum lot coverage 45 % Maximum height see left	Minimum frontage	50 ft
Minimum rear yard 20 ft Maximum lot coverage 45 % Maximum height see left	Minimum front yard	20 ft
Maximum lot coverage 45 % Maximum height see left	Minimum side/flanking yard	15 ft
Maximum height see left	Minimum rear yard	20 ft
	Maximum lot coverage	45 %
Maximum total floor area 10,000 ft ²		see left
	Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



2 STEVENS RD

PARCEL ID:

00175695

MORE INFO

BUILDING TYPE:

HOME BUSINESS

GOOGLE MAPS

LOT SIZE:

23,680 FT² 45 %

ASSESSMENT

BUILDING FOOTPRINT: MAXIMUM HEIGHT

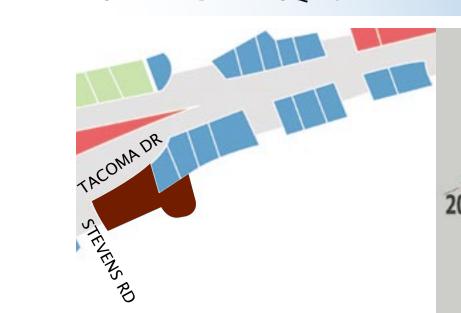
35 FT

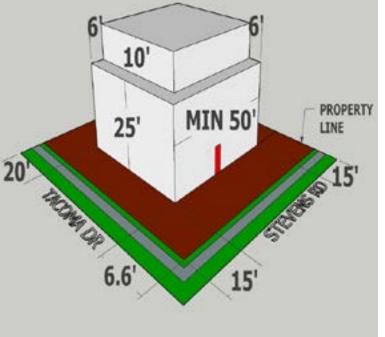
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

10,000 FT²

COMMERCIAL TAX







LAND USE BY-LAW SECTION 37A

- (1) Development permits allowed only for:
 - craftshops

BY-LAWS

- spas
- studios
- offices
- townhouse style units
- single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face

NLW

114 TACOMA DR

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175570

HOME BUSINESS

8,635 FT²

45 %

35 FT

10,000 FT²

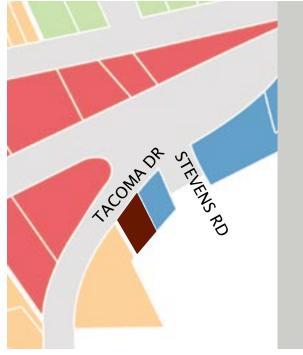
MORE INFO

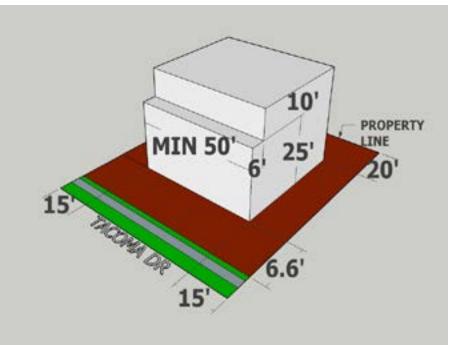
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) Development permits allowed only for:
 - a. craftshops
 - b. spas
 - c. studios
 - d. offices
 - e. townhouse style units
 - f. single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - i. the front yard may have one ground sign; and
 - ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



NLW

116 TACOMA DR

BY-LAWS

PARCEL ID:

00552174

MORE INFO

GOOGLE MAPS

ASSESSMENT

LAND USE BY-LAW SECTION 37A

(1) Development permits allowed only for:

a. craftshops

b. spas

c. studios

d. offices

e. townhouse style units

f. single family, accessory, and institutional uses

BUILDING REQUIREMENTS BUILDING TYPE: LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

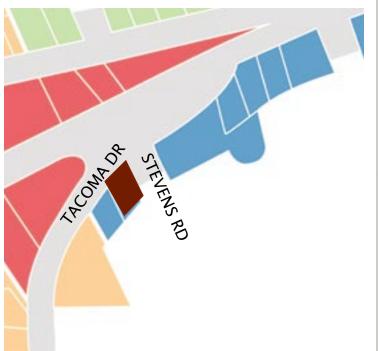
ESTIMATED MAX SQFT:

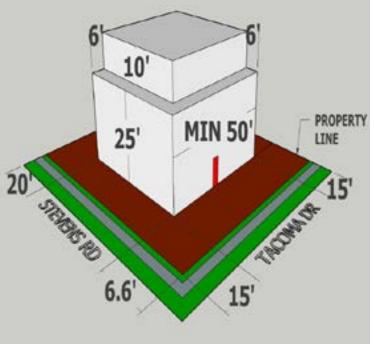
8,635 FT² 45 % 35 FT 10,000 FT²

HOME BUSINESS

RESIDENTIAL TAX

COMMERCIAL TAX





(2) Single family, accessory, and institutional uses follow their respective zoning requirements.

(3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

(3) Properties look like a single unit dwelling except that:

- i. the front yard may have one ground sign; and
- ii. the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face



Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & flanking yard calculations, secs 28(3) & 37(A)(3)

136 TACOMA DR

BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175703

HOME BUSINESS

8,286 FT²

45 %

MIN 50'

35 FT

10,000 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

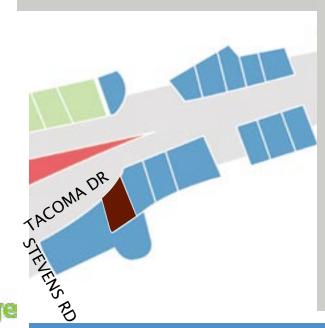
COMMERCIAL TAX

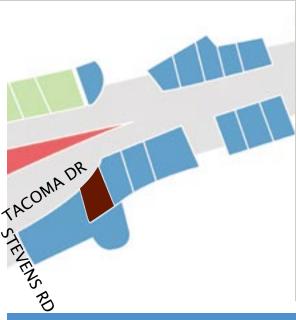
PROPERTY

- (1) Development permits allowed only for:
 - craftshops
 - spas
 - studios
 - offices
 - townhouse style units
 - single family, accessory, and institutional uses
- (2) Single family, accessory, and institutional uses follow their respective zoning requirements.
- (3) Developments must conform with the following:

Minimum lot area	4,000 ft ²
Minimum frontage	50 ft
Minimum front yard	20 ft
Minimum side/flanking yard	15 ft
Minimum rear yard	20 ft
Maximum lot coverage	45 %
Maximum height	see left
Maximum total floor area	10,000 ft ²

- (3) Properties look like a single unit dwelling except that:
 - the front yard may have one ground sign; and
 - the façade can include one 2-sided projecting sign up to 5.3 ft² in area for each sign face







P

4 WOODLAWN RD

BY-LAWS

PARCEL ID:

00186593

MORE INFO

BUILDING TYPE:

RECREATIONAL

GOOGLE MAPS

ASSESSMENT

LOT SIZE:

12,804 FT² N/A

RESIDENTIAL TAX

MAXIMUM HEIGHT

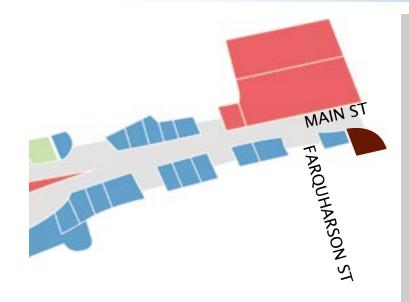
35 FT N/A

COMMERCIAL TAX

ESTIMATED MAX SQFT:

BUILDING FOOTPRINT:

All structures on this property must be negotiated with the city.



- (1) The following uses are permitted in a P Zone:
 - a. public parks;
 - b. recreational fields and facilities;
 - c. golf courses;
 - d. cemeteries;
 - e. circuses, sport meets or uses of a similar nature
 - f. uses accessory to any of the previous uses



80 TACOMA DR

C-2 R-1 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

41126988

MORE INFO

GOOGLE MAPS

89,176 FT²

BUILDING EQUIREMENT

ARCHITECTUI

PARKING OTHER

The following property is within three different zoning designations: General Business (C-2), Single Family Residential, & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

ADVANTAGES

ZONE TYPES

CONTACT US



80 TACOMA DR

BY-LAWS

PARCEL ID:

BUILDING TYPE: LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

41126988

COMMERCIAL ~ 59,451 FT²

100%

60 FT

356,704 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

height maximum

max 3 storeys

maximum lot coverage

office space

100%

- if not 100%, side and rear yards needed
- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street

PROPERTY TACOMA DR VALLEYFIELD LINE



Note: 20' setbacks on Valleyfield Rd. may be reduced to 15' (on lot parts A and B) if not used as front yard. Setbacks measuring 6.6' (on lot part B) must be 15' if not used as front yard. and may be changed to 0'<x<=30' in front of Bldg C if not used as front yard. Setbacks 6.6 on Oakwood Ave. must be changed to 15' if not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c), Section 32).

BUILDING

80 TACOMA DR



RI BY-LAWS

LOT SIZE:

PARCEL ID:

41126988

BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL

~ 11,890 FT²

35%

35 FT

12,484 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 32

(1) The following uses are permitted in an R-1 Zone:

- single family dwelling;
- places of worship and associated halls;
- schools, colleges, universities, libraries, art galleries, and museums;
- public parks and playgrounds;
- tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs;
- yacht and boating clubs located within 200 ft of the shore of a lake or Halifax Harbour;
- uses accessory to any of the previous uses.

(2) Buildings used in R-1 Zones must be in compliancey with the following requirements:

Minimum lot area

Maximum lot coverage

Side and rear yards must be on each side and at the rear of a building 5,000 ft² 35 %



Note: 20' setbacks on Valleyfield Rd. may be reduced to 15' (on lot parts A and B) if not used as front yard. Setbacks measuring 6.6' (on lot part B) must be 15' if not used as front yard. and may be changed to 0'<x<=30' in front of Bldg C if not used as front yard. Setbacks 6.6 on Oakwood Ave. must be changed to 15' if not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c), Section 32).

80 TACOMA DR

R-3 BY- LAWS

MAXIMUM HEIGHT

PARCEL ID: 41126988

BUILDING TYPE: RESIDENTIAL LOT SIZE: ~ 17,835 FT² **BUILDING FOOTPRINT:** 60%

35 FT **ESTIMATED MAX SQFT:** 32,103 FT² **MORE INFO**

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

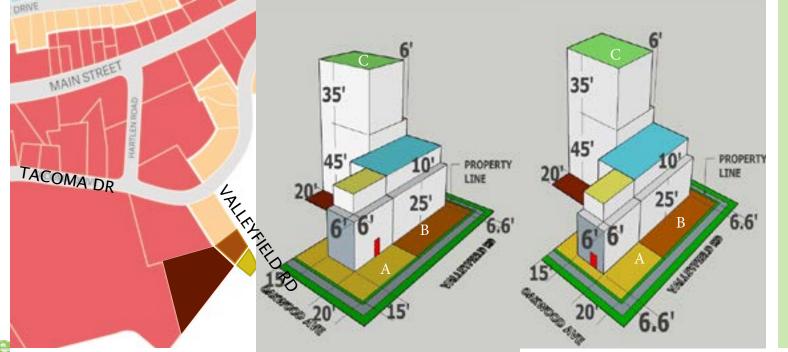
COMMERCIAL TAX

LAND USE BY-LAW SECTION 34

(1) The following uses are allowed in a R-3 Zone:

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left





Note: 20' setbacks on Valleyfield Rd. may be reduced to 15' (on lot parts A and B) if not used as front yard. Setbacks measuring 6.6' (on lot part B) must be 15' if not used as front yard. and may be changed to 0'<x<=30' in front of Bldg C if not used as front yard. Setbacks 6.6 on Oakwood Ave. must be changed to 15' if not used as front yard. (Refs. Dartmouth LUB Sections 28.3 & 28.3 (3A) & 39(3c), Section 34 (3c), Section 32).

9 VETERANS AVE

PARCEL ID:

00186593

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 34 (1) The following uses are allowed in a R-3 Zone:

R-1, R-2. And TH uses

BY-LAWS

Apartment buildings

Use accessory to any of the preceding uses

Lodging houses

A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.

Day care facility

(2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.

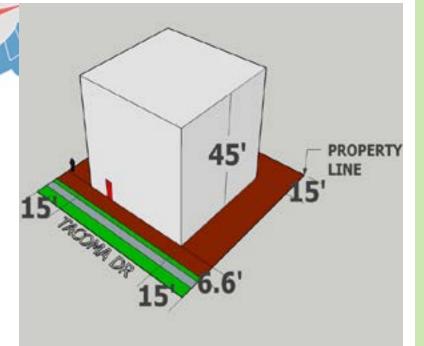
(3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

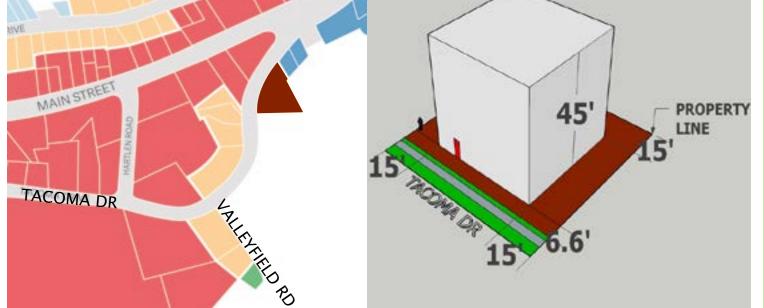
Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT**

ESTIMATED MAX SQFT:

RESIDENTIAL ~ 27,433 FT² 60 % 45 FT 65,839 FT²







PARCEL ID:

00203901

BY-LAWS

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

RESIDENTIAL 14,400 FT² 35 FT 15,120 FT²

*6,048 FT²

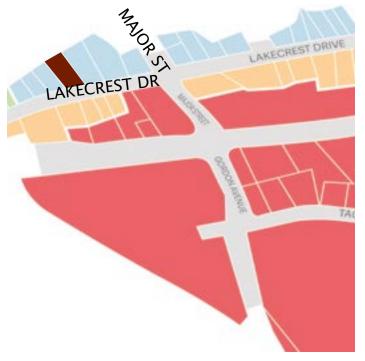
MORE INFO

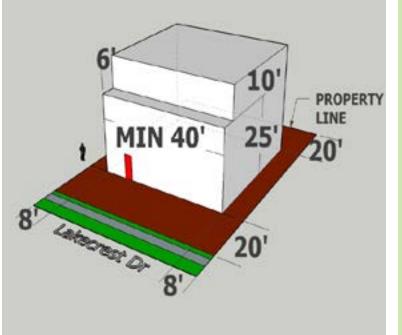
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



33 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

00203893

RESIDENTIAL 16,589 FT² 35 FT 17,418 FT²

*6,967 FT²

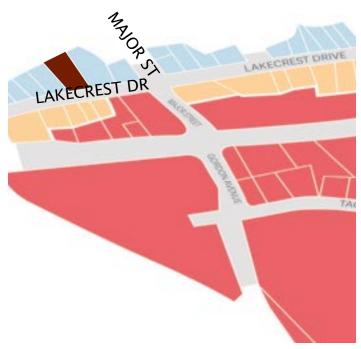
MORE INFO

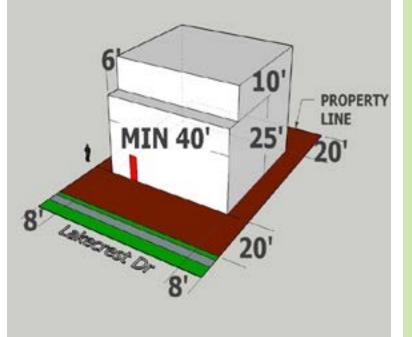
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Ninimum rear yard	20 ft
//inimum side/flanking yard	8 ft
Maximum height	see left



35 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

40131815

RESIDENTIAL 21,755 FT² 35 FT 22,843 FT²

*9,137 FT²

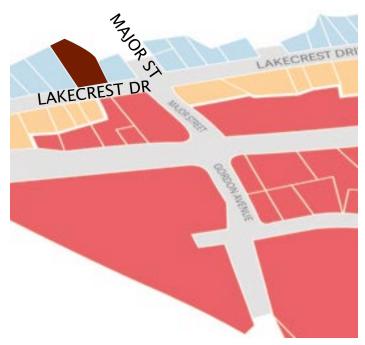
MORE INFO

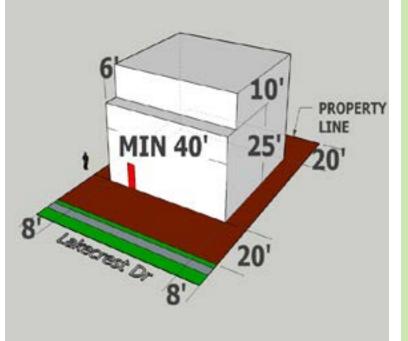
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - b. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



PARCEL ID:

00204396

RESIDENTIAL

9,900 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE:

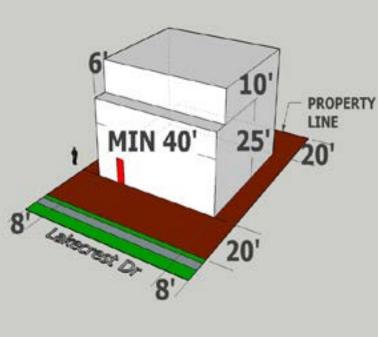
LOT SIZE:

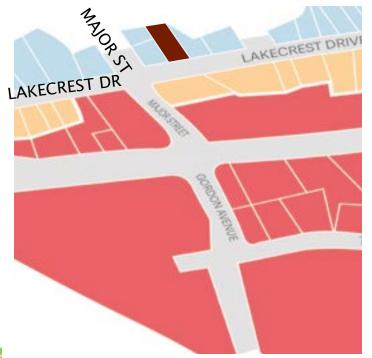
MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

35 FT 10,395 FT² *4,158 FT²





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Ninimum lot area	4,000 ft
linimum lot frontage	40 ft
Ninimum rear yard	20 ft
Ninimum side/flanking yard	8 ft
laximum height	see left



43 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

00204388

7,400 FT² 35 FT 7,770 FT² *3,108 FT² **MORE INFO**

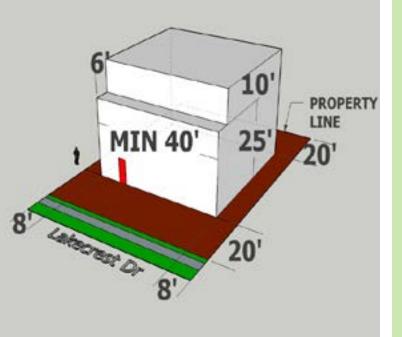
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

inimum lot area	4,000 ft ²
inimum lot frontage	40 ft
inimum rear yard	20 ft
inimum side/flanking yard	8 ft
aximum height	see left



57 LAKECREST

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

00203299

RESIDENTIAL
7,523 FT²
35 FT
7,899 FT²

*3,160 FT²

MORE INFO

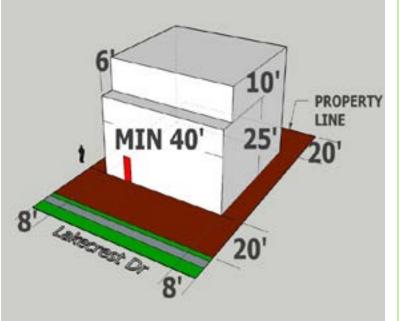
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

linimum lot area	4,000 ft
linimum lot frontage	40 f
linimum rear yard	20 f
linimum side/flanking yard	8 f
laximum height	see lef



PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

41103599

RESIDENTIAL 5,802 FT² 35 FT

6,397 FT²

*2,437 FT²

MORE INFO

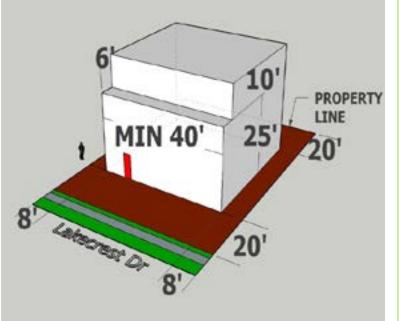
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



61 LAKECREST DR

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

MAXIMUM HEIGHT

00203281

MORE INFO

RESIDENTIAL

8,700 FT²

35 FT

9,135 FT²

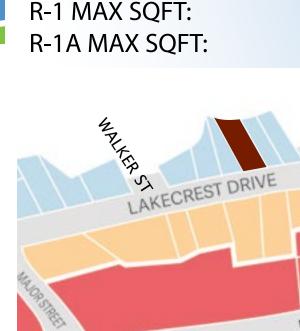
*3,654 FT²

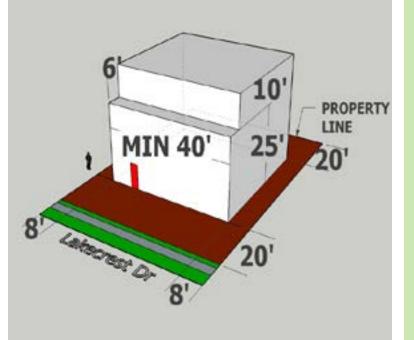
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left

PARCEL ID:

00203273

LAND USE BY-LAW SECTION 32B

BUILDING TYPE:

RESIDENTIAL 6,000 FT²

LOT SIZE:

ASSESSMENT

GOOGLE MAPS

MORE INFO

MAXIMUM HEIGHT

6,300 FT²

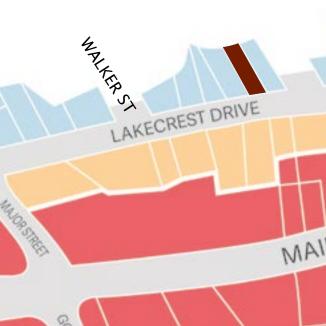
35 FT

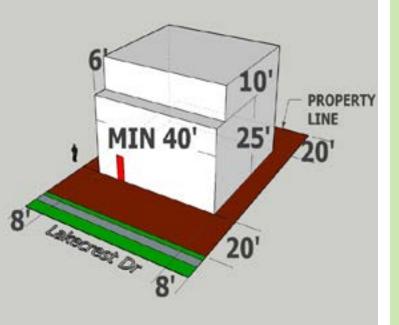
RESIDENTIAL TAX

R-1 MAX SQFT: R-1A MAX SQFT:

*2,520 FT²

COMMERCIAL TAX





BY-LAWS

(1) The following uses are permitted in a R-1A Zone:

- single family residential uses (R-1);
- auxiliary dwelling units; and
- uses accessory to any of the previous uses.

(3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)

(4) Where auxiliary units are allowed, the following applies:

- no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
- auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
- one off-street parking space will be provided for the auxiliary dwelling unit.

(5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



65 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

00203265

RESIDENTIAL 7,100 FT²

35 FT

7,455 FT²

*2,982 FT²

MORE INFO

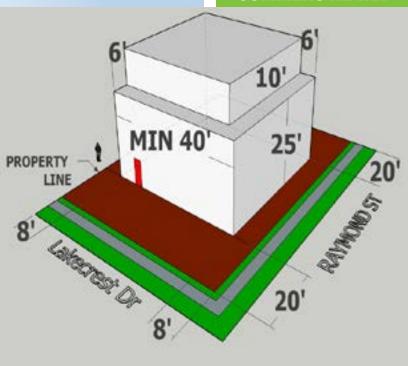
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 32B

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



*Calculated using R-1 building footprint (35%), permitted auxiliary size (40%), and maximum height

PARCEL ID:

00175315

MORE INFO

GOOGLE MAPS

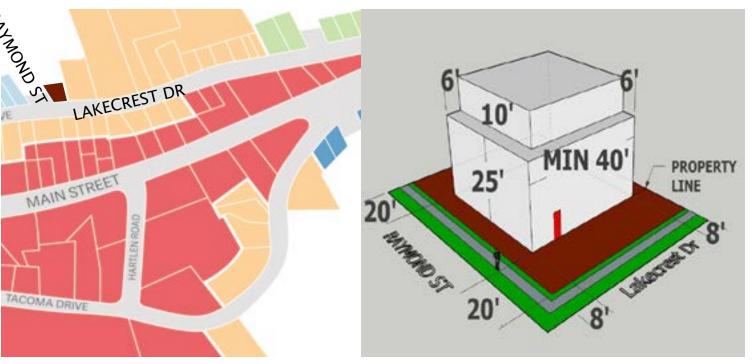
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **MAXIMUM HEIGHT** R-1 MAX SQFT: R-1A MAX SQFT:

RESIDENTIAL 5,925 FT² 35 FT 6,221 FT² *2,489 FT²



BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



3 MAJOR ST

BY-LAWS

BUILDING TYPE:

PARCEL ID:

00204404

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LOT SIZE:

MAXIMUM HEIGHT

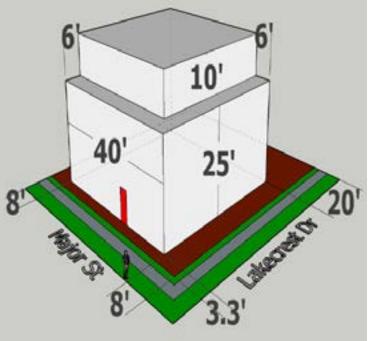
R-1 MAX SQFT:

R-1A MAX SQFT:

8,100 FT² 35 FT 8,505 FT² *3,402 FT²

RESIDENTIAL







Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 32B(5)

LAND USE BY-LAW SECTION 32B

- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area 4,000 ft² Minimum lot frontage 40 ft Minimum rear yard 20 ft 8 ft Minimum side/flanking yard see left Maximum height

*Calculated using R-1 building footprint (35%), permitted auxiliary size (40%), and maximum height

4 MAJORST

00203885

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 32B (1) The following uses are permitted in a R-1A Zone:

BY-LAWS

single family residential uses (R-1);

auxiliary dwelling units; and

uses accessory to any of the previous uses.

(3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)

(4) Where auxiliary units are allowed, the following applies:

no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;

auxiliary units will be designed to maintain the look of a single unit dwelling from the street;

one off-street parking space will be provided for the auxiliary dwelling unit.

(5) R-1 and R-1A uses must follow these requirements:

4,000 ft
40 ft
20 ft
8 ft
see left

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

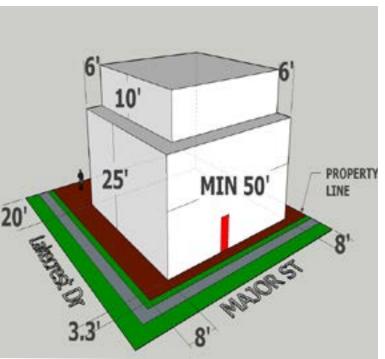
MAXIMUM HEIGHT

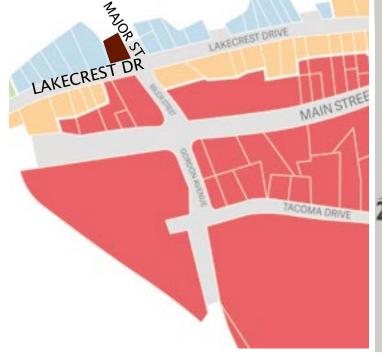
R-1 MAX SQFT:

R-1A MAX SQFT:

RESIDENTIAL

10,700 FT² 35 FT 11,235 FT² *4,494 FT²







Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 32B(5)

*Calculated using R-1 building footprint (35%), permitted auxiliary size (40%), and maximum height

5 MAJORST

PARCEL ID:

00204412

RESIDENTIAL

MORE INFO

GOOGLE MAPS

ASSESSMENT

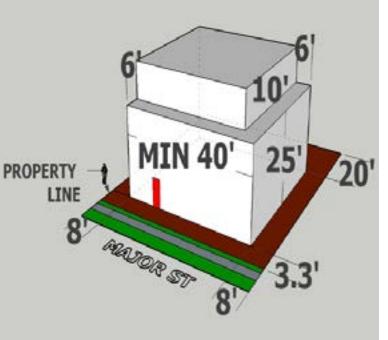
RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **MAXIMUM HEIGHT** R-1 MAX SQFT: R-1A MAX SQFT:

5,900 FT² 35 FT 6,195 FT² *2,478 FT²





LAND USE BY-LAW SECTION 32B

BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - single family residential uses (R-1);
 - auxiliary dwelling units; and
 - uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area 4,000 ft² Minimum lot frontage 40 ft Minimum rear yard 20 ft 8 ft Minimum side/flanking yard see left Maximum height

1 WALKER ST

BY-LAWS

ITC I

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

00203307

RESIDENTIAL 7,002 FT² 35 FT 7,352 FT²

*2,941 FT²

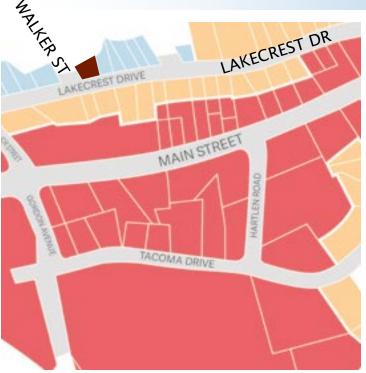
MORE INFO

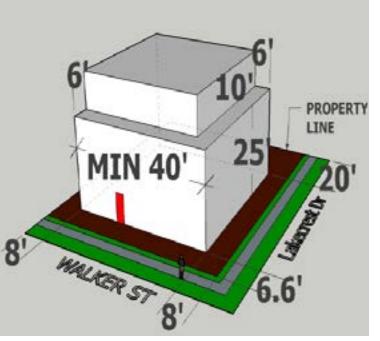
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 32B(5)

LAND USE BY-LAW SECTION 32B

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



*Calculated using R-1 building footprint (35%), permitted auxiliary size (40%), and maximum height

2 WALKER ST

PARCEL ID:

00204370

RESIDENTIAL

10,000 FT²

10,500 FT²

*4,200 FT²

35 FT

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

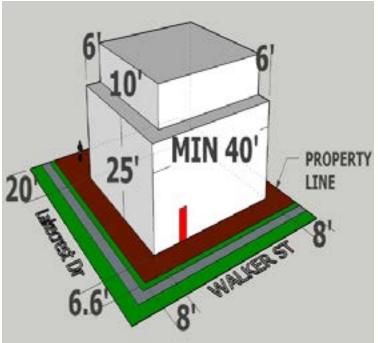
BUILDING REQUIREMENTS BUILDING TYPE: LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:





Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 32B(5)

BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left





R-IA

12 CARTERS RD

BY-LAWS

BUILDING REQUIREMENTS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

40675720

RESIDENTIAL

~ 7,500 FT²

35 FT

7,875 FT²

*3,150 FT²

MORE INFO

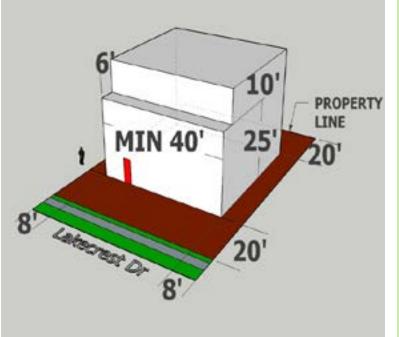
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



25 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

40131609

RESIDENTIAL ~ 8,388 FT²

35 FT

8,807 FT²

*3,523 FT²

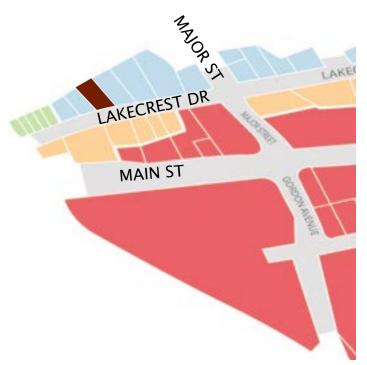
MORE INFO

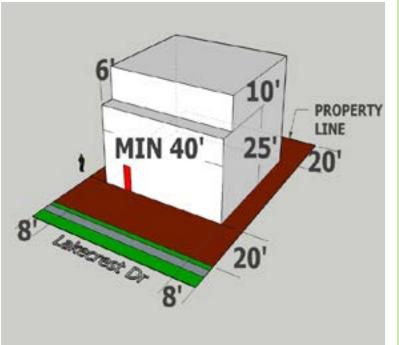
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



R-2

17 LAKECREST DR

LBY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40638165

RESIDENTIAL

4,078 FT²

35 %

35 FT

4,282 FT²

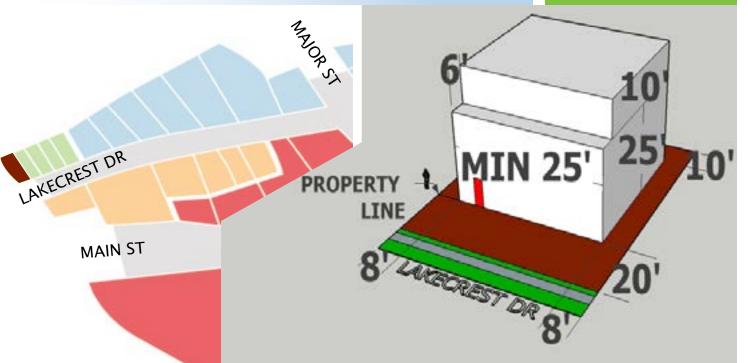
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - b. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single unit dwellings
 - e. a group home of no more than 6 residents
 - f. uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a. Minimum lot area 5,000 ft² b. Maximum lot coverage 35 %

c. Side and rear yards must be on each side and rear

Maximum height see left



R-2

19 LAKECREST DR

BY-LAWS

BUILDING REQUIREMENTS BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

40638173

RESIDENTIAL

2,603 FT²

35 % 35 FT

2,733 FT²

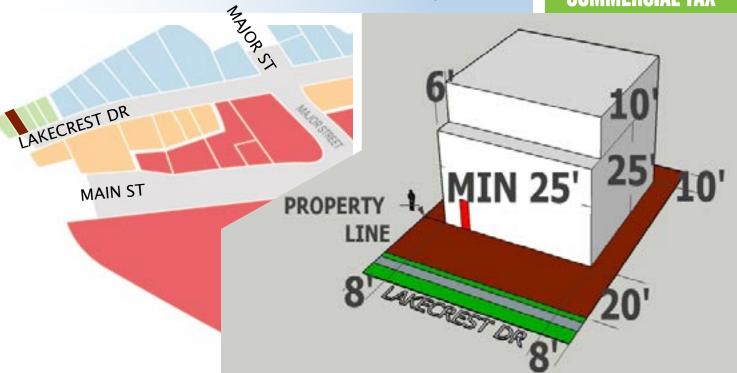
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - b. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single unit dwellings
 - e. a group home of no more than 6 residents
 - f. uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a.	Minimum lot area	5,000 ft ²
b.	Maximum lot coverage	35 %

- c. Side and rear yards must be on each side and rear
 - Maximum height see left



BY-LAWS

PARCEL ID:

40638181

MORE INFO

BUILDING TYPE:

MAXIMUM HEIGHT

RESIDENTIAL

LOT SIZE:

2,710 FT²

ASSESSMENT

GOOGLE MAPS

BUILDING FOOTPRINT:

35 FT

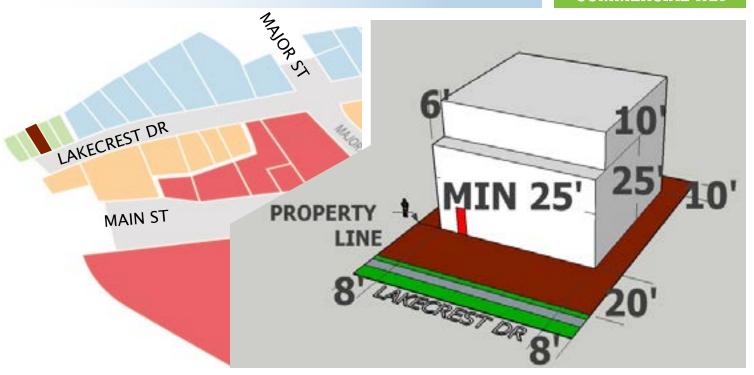
35 %

RESIDENTIAL TAX

ESTIMATED MAX SQFT:

2,846 FT²

COMMERCIAL TAX



LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - R-1 uses
 - a semi-detached dwelling
 - a duplex dwelling
 - basement apartments added to single unit dwellings
 - a group home of no more than 6 residents
 - uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

Minimum lot area 5,000 ft² Maximum lot coverage 35 %

Side and rear yards must be on each side and rear

> Maximum height see left



BY-LAWS

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

40638199

RESIDENTIAL

2,695 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

35 % 35 FT

2,830 FT² **ESTIMATED MAX SQFT: COMMERCIAL TAX** IN 25' MAIN ST PROPERTY LINE ECREST DR QT

LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - R-1 uses
 - a semi-detached dwelling
 - a duplex dwelling
 - basement apartments added to single unit dwellings
 - a group home of no more than 6 residents
 - uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

Minimum lot area 5,000 ft² Maximum lot coverage 35 %

Side and rear yards must be on each side and rear

> Maximum height see left



R-2

97 LAKECREST DR

BY-LAWS

____ 6

BUILDING TYPE:

LOT SIZE:

PARCEL ID:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00192005

RESIDENTIAL 13,302 FT²

35 %

35 FT

13,967 FT²

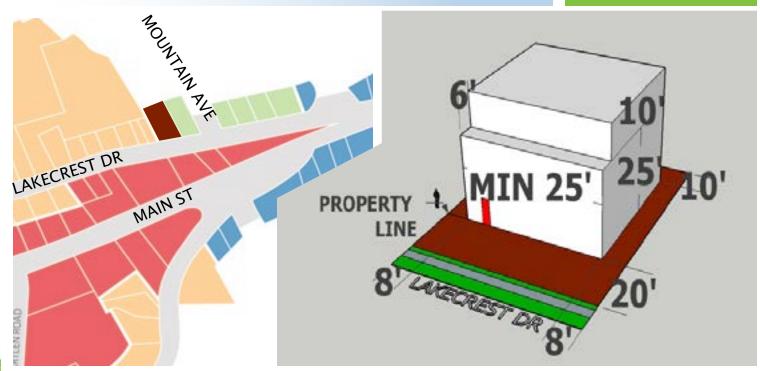
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - o. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single unit dwellings
 - e. a group home of no more than 6 residents
 - f. uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a. Minimum lot area 5,000 ft² b. Maximum lot coverage 35 %

c. Side and rear yards must be on each side and rear

Maximum height see left



BA-TVM2

PARCEL ID:

00191999

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 33

(1) The following uses are permitted in an R-2 Zone:

R-1 uses

a semi-detached dwelling

a duplex dwelling

basement apartments added to single unit dwellings

a group home of no more than 6 residents

uses accessory to any of the previous uses

(2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.

(3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

Minimum lot area Maximum lot coverage

Side and rear yards must be on

each side and rear

Maximum height see left

5,000 ft²

35 %

BUILDING TYPE:

LOT SIZE:

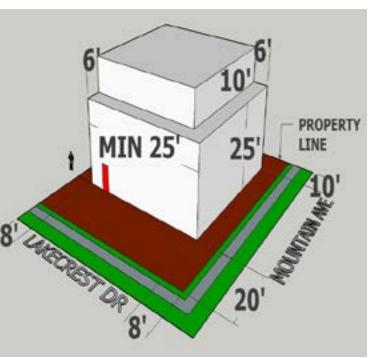
BUILDING FOOTPRINT:

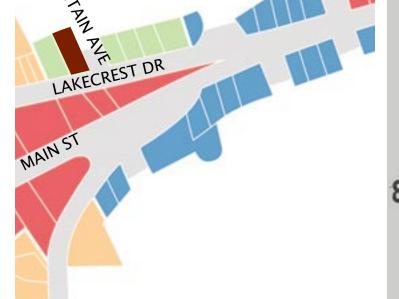
MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 11,590 FT² 35 % 35 FT

12,170 FT²







R-2

101 LAKECREST DR

BY-LAWS

E

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00190694

RESIDENTIAL

6,514 FT²

35 %

35 FT

6,840 FT²

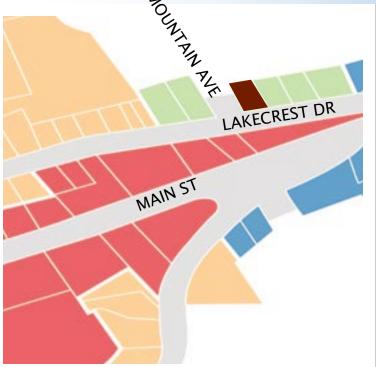
MORE INFO

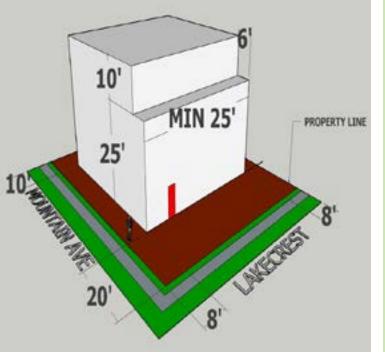
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - o. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single unit dwellings
 - e. a group home of no more than 6 residents
 - f. uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a.	Minimum lot area	5,000 ft ²
b.	Maximum lot coverage	35 %
_	Side and rear yards must be on	

- c. Side and rear yards must be on each side and rear
 - Maximum height see left



BY-LAWS

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

MAXIMUM HEIGHT

00190686

RESIDENTIAL

7,670 FT²

MORE INFO

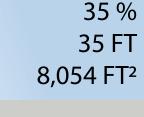
GOOGLE MAPS

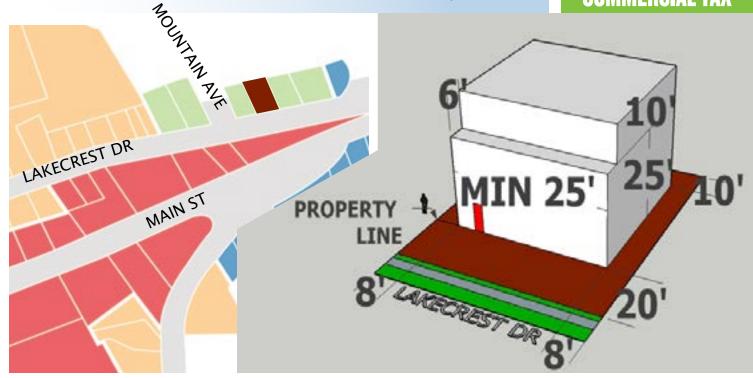
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING FOOTPRINT: ESTIMATED MAX SQFT:





LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - R-1 uses
 - a semi-detached dwelling
 - a duplex dwelling
 - basement apartments added to single unit dwellings
 - a group home of no more than 6 residents
 - uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

Minimum lot area 5,000 ft² Maximum lot coverage 35 %

Side and rear yards must be on each side and rear

Maximum height see left



105 LAKECREST DR

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00190678

RESIDENTIAL

7,854 FT²

35 %

35 FT

8,247 FT²

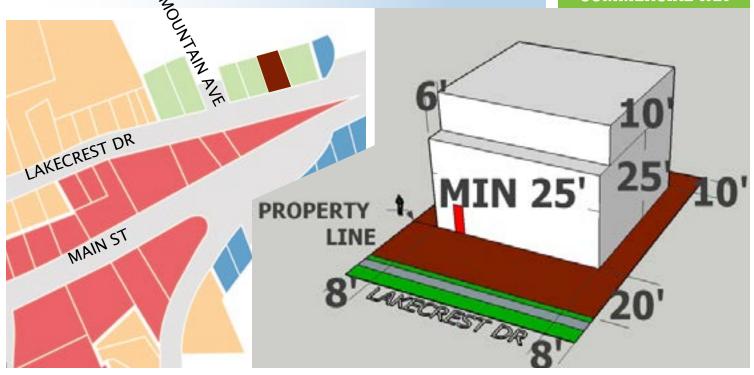
MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



- (1) The following uses are permitted in an R-2 Zone:
 - a. R-1 uses
 - b. a semi-detached dwelling
 - c. a duplex dwelling
 - d. basement apartments added to single unit dwellings
 - e. a group home of no more than 6 residents
 - f. uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a.	Minimum lot area	5,000 ft ²
b.	Maximum lot coverage	35 %
C.	Side and rear vards must be on	

- c. Side and rear yards must be on each side and rear
 - Maximum height see left



BA-TVM2

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00190660

RESIDENTIAL

19,582 FT²

35 %

35 FT

MORE INFO

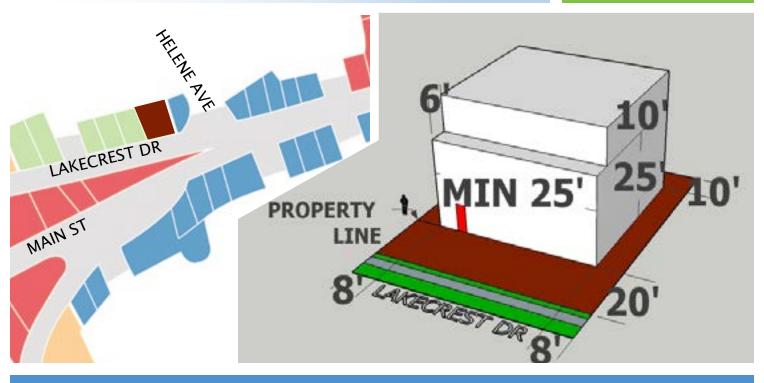
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

20,561 FT²

COMMERCIAL TAX



- (1) The following uses are permitted in an R-2 Zone:
 - R-1 uses
 - a semi-detached dwelling
 - a duplex dwelling
 - basement apartments added to single unit dwellings
 - a group home of no more than 6 residents
 - uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a.	Minimum lot area	5,000 ft ²
b. Maximum lot coverage	35 %	

- Side and rear yards must be on each side and rear
 - Maximum height see left



2 GARTERS RD



R-1A R-2 BY-LAWS

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

40675241

MORE INFO

RESIDENTIAL 8,049 FT² **GOOGLE MAPS**

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US



The following property is within two different zoning designations: Auxiliary Dwelling Unit (R-1A) & Two Family Residential (R-2). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

2 CARTERS RD

R-2 BY-LAWS

PARCEL ID:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

LOT SIZE:

40675241

RESIDENTIAL

~ 2,683 FT²

MORE INFO

GOOGLE MAPS

ASSESSMENT

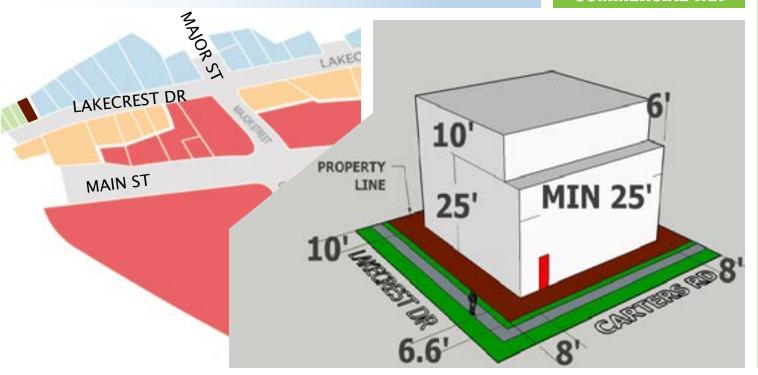
RESIDENTIAL TAX

2,817 FT²

35 %

35 FT

COMMERCIAL TAX



LAND USE BY-LAW SECTION 33

- (1) The following uses are permitted in an R-2 Zone:
 - R-1 uses
 - a semi-detached dwelling
 - a duplex dwelling
 - basement apartments added to single unit dwellings
 - a group home of no more than 6 residents
 - uses accessory to any of the previous uses
- (2) Buildings used for R-1 uses in an R-2 Zone must comply with the requirements of an R-1 Zone.
- (3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

a.	Minimum lot area	5,000 ft ²
b.	Maximum lot coverage	35 %
c.	Side and rear yards must be on	
	each side and rear	
e.	Maximum height	see left



Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 33(4)

R-1A

2 CARTERS RD



BY-LAWS

BUILDING QUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

MAXIMUM HEIGHT

R-1 MAX SQFT:

R-1A MAX SQFT:

40675241

RESIDENTIAL

~ 5,366 FT²

35 FT

5,634 FT²

*2,254 FT²

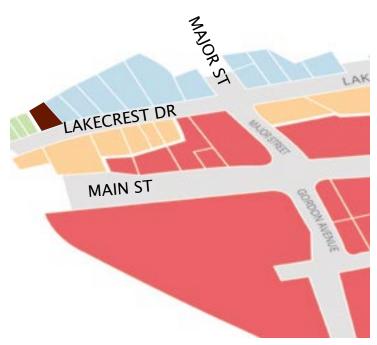
MORE INFO

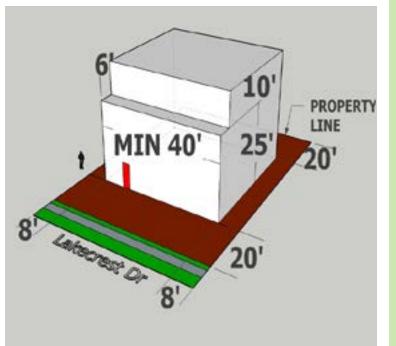
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are permitted in a R-1A Zone:
 - a. single family residential uses (R-1);
 - o. auxiliary dwelling units; and
 - c. uses accessory to any of the previous uses.
- (3) R-1 and R-1A uses must comply with R-1 requirements (ie. the dwellings building footprint is no more than 35 %)
- (4) Where auxiliary units are allowed, the following applies:
 - a. no more than 40 % of gross floor area of a dwelling can be devoted to the auxiliary dwelling unit;
 - b. auxiliary units will be designed to maintain the look of a single unit dwelling from the street;
 - c. one off-street parking space will be provided for the auxiliary dwelling unit.
- (5) R-1 and R-1A uses must follow these requirements:

Minimum lot area	4,000 ft ²
Minimum lot frontage	40 ft
Minimum rear yard	20 ft
Minimum side/flanking yard	8 ft
Maximum height	see left



PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00204040

MORE INFO

GOOGLE MAPS ASSESSMENT

RESIDENTIAL TAX

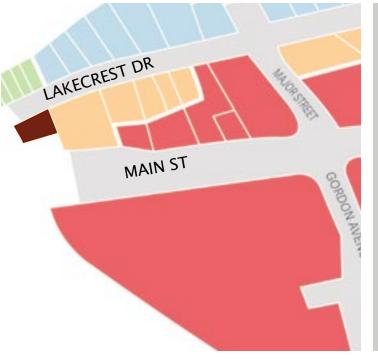
COMMERCIAL TAX

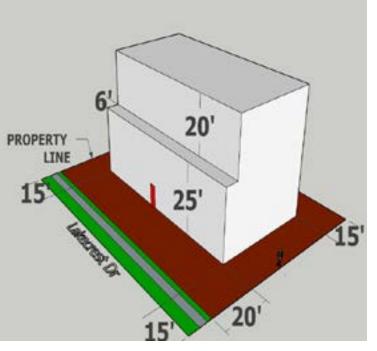
6,100 FT²

RESIDENTIAL 60 %

45 FT

14,640 FT²







BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

26 LAKECREST DR

PARCEL ID:

LOT SIZE:

00204057

MORE INFO

BUILDING TYPE:

BUILDING FOOTPRINT:

RESIDENTIAL 21,750 FT²

GOOGLE MAPS

ASSESSMENT

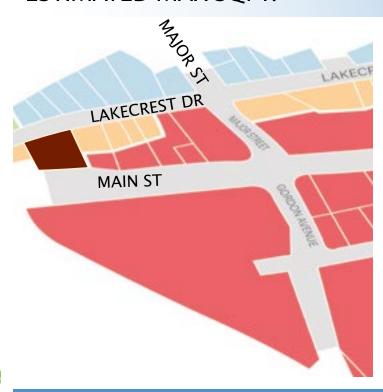
60 % 45 FT

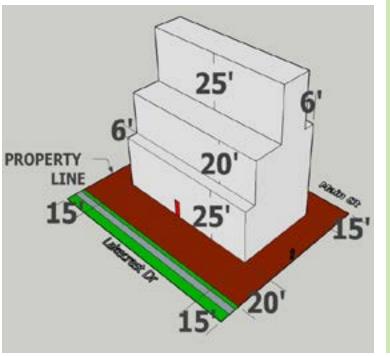
RESIDENTIAL TAX

MAXIMUM HEIGHT
ESTIMATED MAX SQFT:

52,200 FT²

COMMERCIAL TAX





The Village on Main

BY-LAWS

LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

30 LAKECREST DR

PARCEL ID:

00204065

MORE INFO

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 9,638 FT²

60 %

45 FT

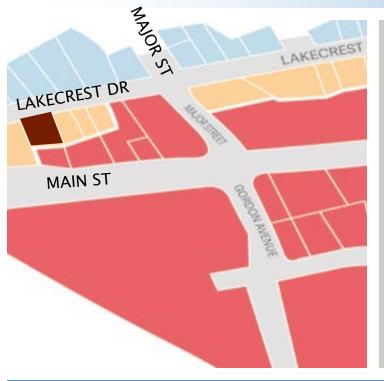
23,131 FT²

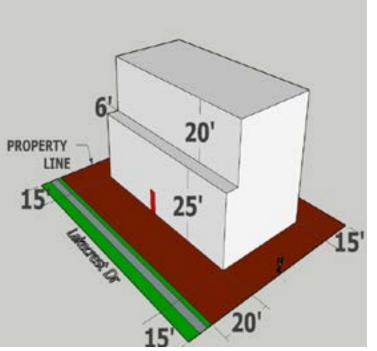
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00204073

MORE INFO

RESIDENTIAL

60 % 45 FT

29,164 FT²

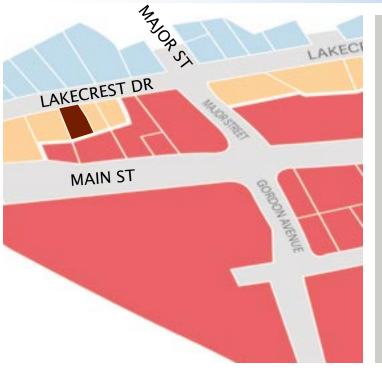
12,152 FT²

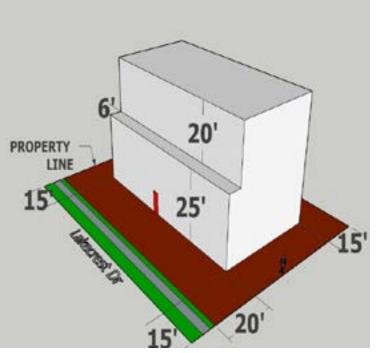
GOOGLE MAPS ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX









LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

00204081

MORE INFO

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

LAND USE BY-LAW SECTION 34

BY-LAWS

(1) The following uses are allowed in a R-3 Zone:

R-1, R-2. And TH uses

Apartment buildings

Use accessory to any of the preceding uses

Lodging houses

A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.

Day care facility

(2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.

(3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

BUILDING TYPE:

LOT SIZE:

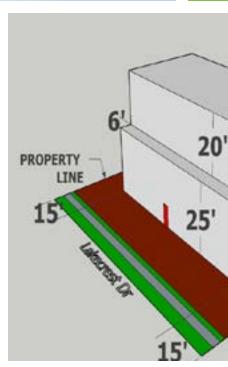
BUILDING FOOTPRINT:

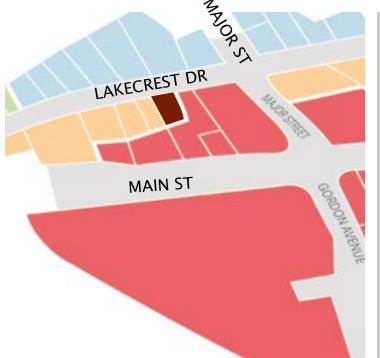
MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL

5,327 FT² 60 % 45 FT 12,785 FT²







40 LAKECREST DR

PARCEL ID:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00191742

MORE INFO

BUILDING TYPE:

LOT SIZE:

RESIDENTIAL 16,926 FT²

GOOGLE MAPS

60 %

45 FT RESIDI

40,662 FT²

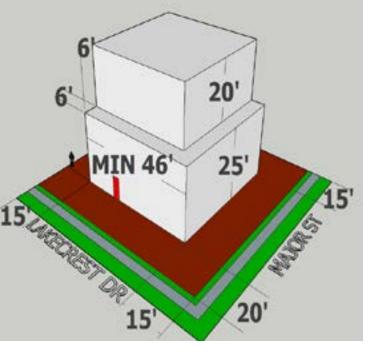
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING
REQUIREMENTS







Note: Front yard caluclation (Ref. Dartmouth LUB, Front Yard Requirements Main Street Designation, sec 28(3)(3A)) Flanking yard calculation (Ref. Dartmouth LUB, Streetwall & side yard calculations, secs 28(3) & 34

BY-LAWS

LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

46 LAKECREST DR

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00191759

MORE INFO

RESIDENTIAL

18,857 FT²

60 %

45 FT

45,257 FT²

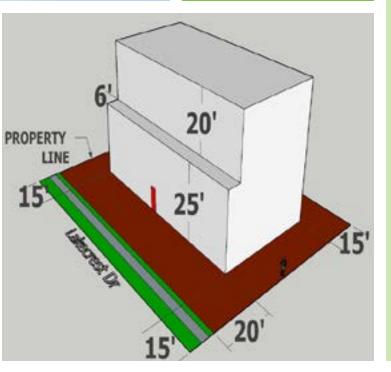
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







BY-LAWS

LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

58 LAKECREST DR

PARCEL ID:

40401523

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 11,925 FT²

60 %

45 FT

28,620 FT²

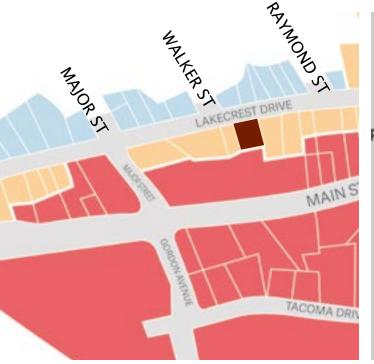
MORE INFO

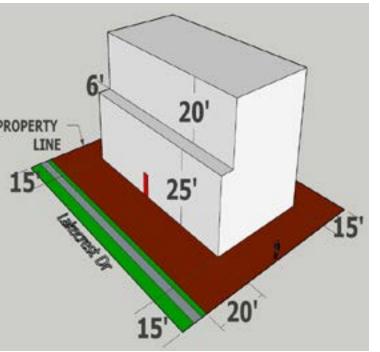
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

00191775

RESIDENTIAL

12,960 FT²

31,104 FT²

60 %

45 FT

MORE INFO

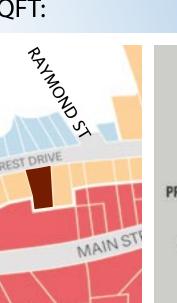
GOOGLE MAPS

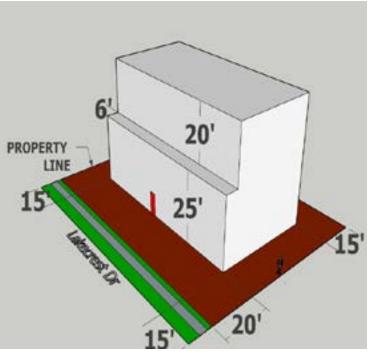
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT ESTIMATED MAX SQFT:**







BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00191767

MORE INFO

RESIDENTIAL

8,190 FT²

60 %

45 FT

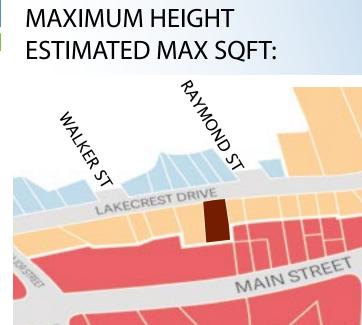
19,656 FT²

GOOGLE MAPS

ASSESSMENT

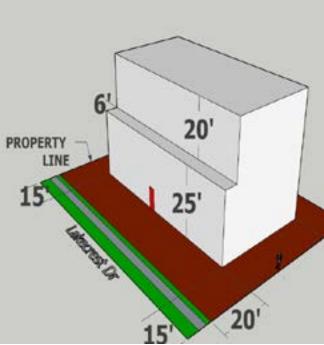
RESIDENTIAL TAX

COMMERCIAL TAX

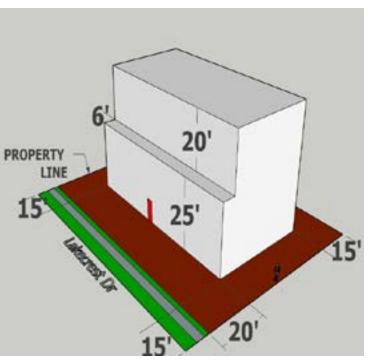


TACOMA DRIVE

BUILDING FOOTPRINT:







LAND USE BY-LAW SECTION 34

BY-LAWS

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00191783

MORE INFO

RESIDENTIAL

8,570 FT² 60 %

45 FT

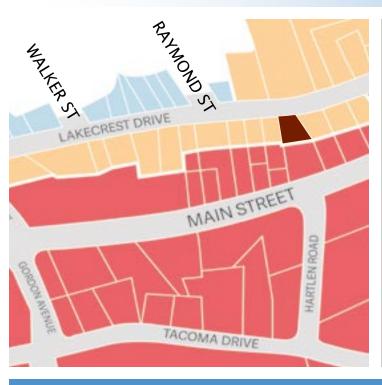
20,568 FT²

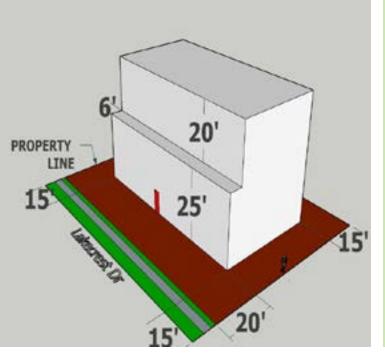
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

LOT SIZE:

40857781

MORE INFO

BUILDING TYPE:

RESIDENTIAL 81,832 FT²

ASSESSMENT

GOOGLE MAPS

BUILDING FOOTPRINT:

60 FT

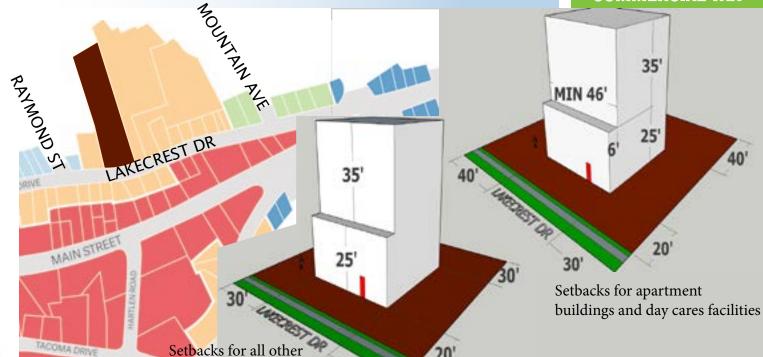
60 %

MAXIMUM HEIGHT ESTIMATED MAX SQFT:

294,595 FT²

RESIDENTIAL TAX

COMMERCIAL TAX



allowable R-3 structures



LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



78 LAKECREST DR

PARCEL ID:

00191791

MORE INFO

BUILDING TYPE:

RESIDENTIAL 9,240 FT²

GOOGLE MAPS

LOT SIZE:

60 %

ASSESSMENT

MAXIMUM HEIGHT

BUILDING FOOTPRINT:

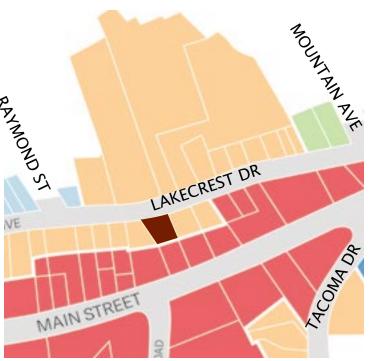
45 FT

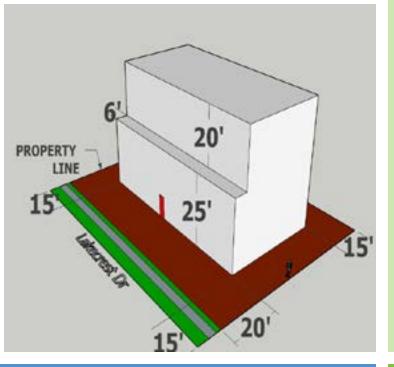
RESIDENTIAL TAX

ESTIMATED MAX SQFT:

22,176 FT²

COMMERCIAL TAX







BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

79 LAKECREST DR 60 f 35 f

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

00175265

MORE INFO

RESIDENTIAL 122,839 FT²

GOOGLE MAPS

BUILDING EQUIREMENT

ARCHITECTU

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different height maximum zones: 60 ft & 35 ft. Please select which portion of the property you would like to see below, or click on Schedule AF to see how it is divided. For specific property permissions please contact a city development officer.

79 LAKECREST DR

60 ft

PARCEL ID:

LOT SIZE:

00175265

MORE INFO

BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 114,839 FT²

60 % 60 FT

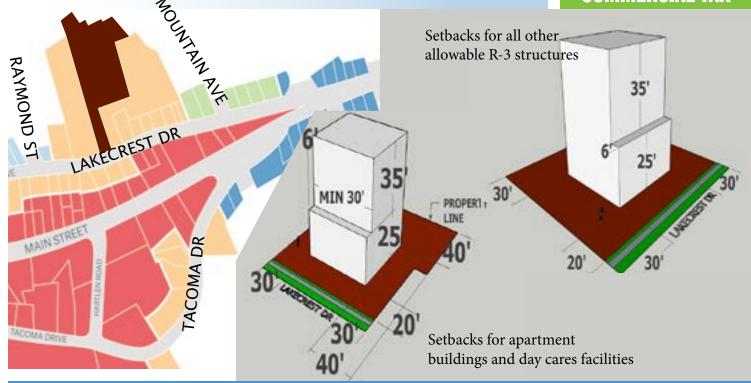
413,420 FT²

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are allowed in a R-3 Zone:
 - a. R-1, R-2. And TH uses
 - b. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - d. Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



79 LAKECREST DR 35ft BY-LAWS

PARCEL ID:

00175265

RESIDENTIAL

MORE INFO

GOOGLE MAPS

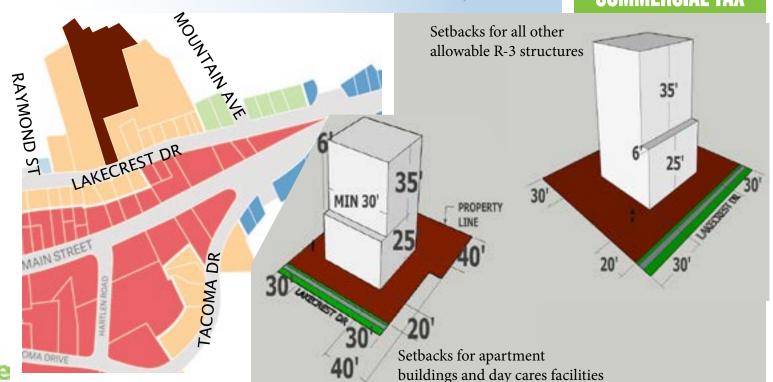
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT ESTIMATED MAX SQFT:**

~ 8,000 FT² 60 % 35 FT 14,400 FT²





- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - Apartment buildings
 - Use accessory to any of the preceding uses
 - Lodging houses
 - A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

81 LAKECREST DR

PARCEL ID:

40307514

MORE INFO

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 108,029 FT²

60 %

60 FT

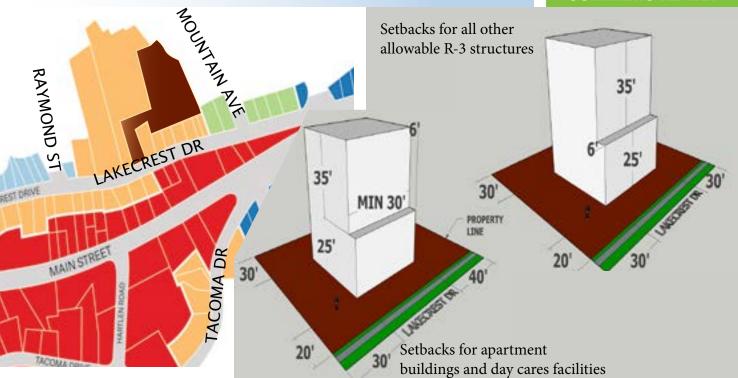
388,904 FT²

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



BY-LAWS

- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - b. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - d. Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



PARCEL ID:

00175257

RESIDENTIAL

10,930 FT²

39,348 FT²

60 %

60 FT

MORE INFO

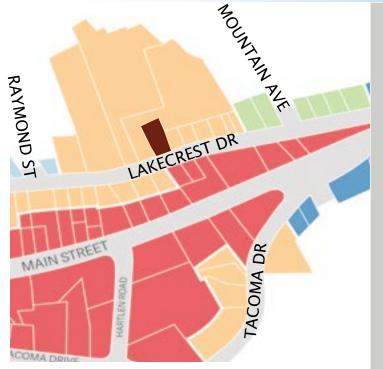
GOOGLE MAPS

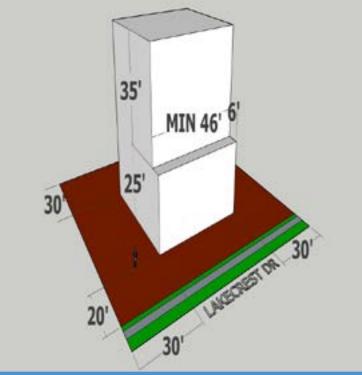
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

BUILDING TYPE: LOT SIZE: **BUILDING FOOTPRINT: MAXIMUM HEIGHT ESTIMATED MAX SQFT:**







LAND USE BY-LAW SECTION 34

BY-LAWS

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

85 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175240

RESIDENTIAL

5,460 FT² 60 %

60 FT

19,656 FT²

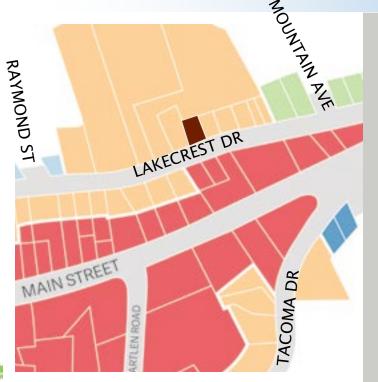
MORE INFO

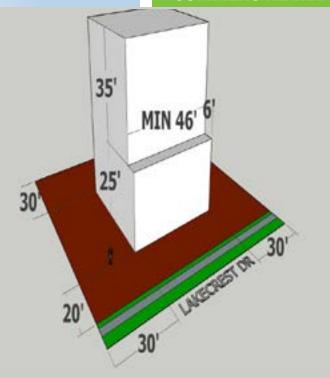
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 34

- . R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



87 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175232

RESIDENTIAL 5,450 FT²

60 %

60 FT

19,620 FT²

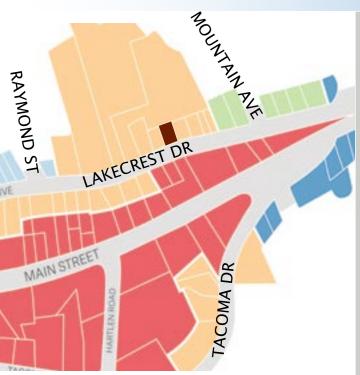
MORE INFO

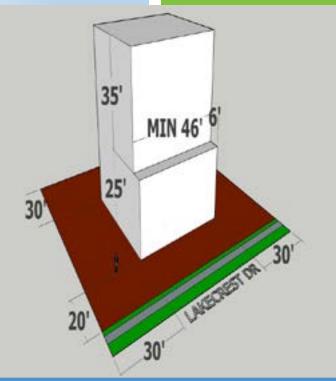
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



87 1/2 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175224

RESIDENTIAL 9,640 FT²

60 %

60 FT

34,704 FT²

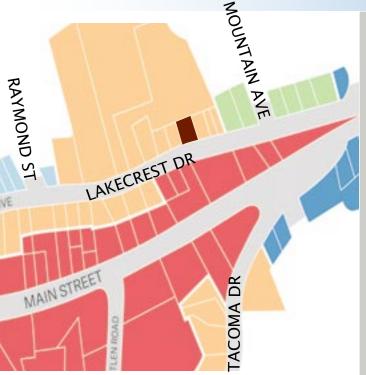
MORE INFO

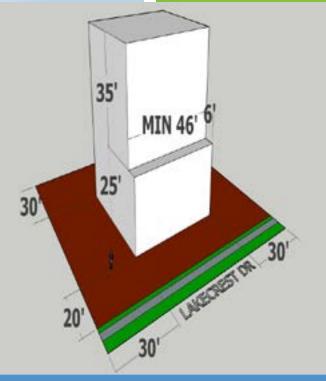
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



89 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

6,300

RESIDENTIAL 6,300 FT²

60 %

60 FT

22,680 FT²

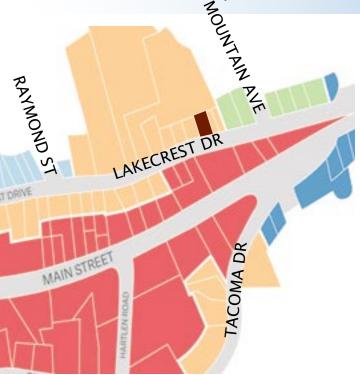
MORE INFO

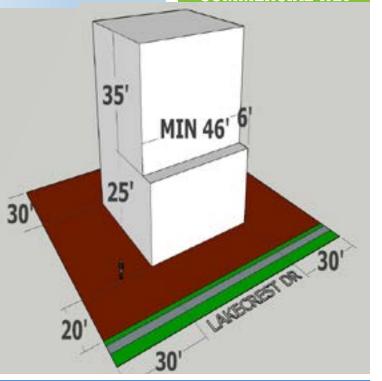
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- o. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- . Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



95A LAKECREST DR

PARCEL ID:

LOT SIZE:

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

00175208

MORE INFO

RESIDENTIAL

3,178 FT² 60 %

60 FT

11,441 FT²

GOOGLE MAPS

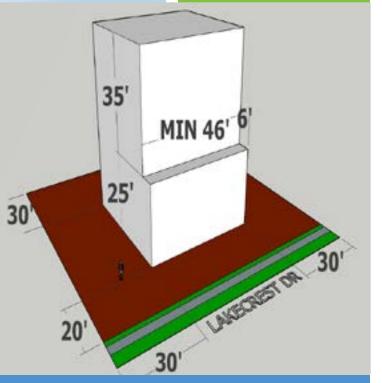
ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX

REQUIREMENTS





BY-LAWS

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- b. Apartment buildings
- c. Use accessory to any of the preceding uses
- d. Lodging houses
- e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



95B LAKECREST DR

PARCEL ID:

003366104

MORE INFO

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 3,250 FT²

60 %

60 FT

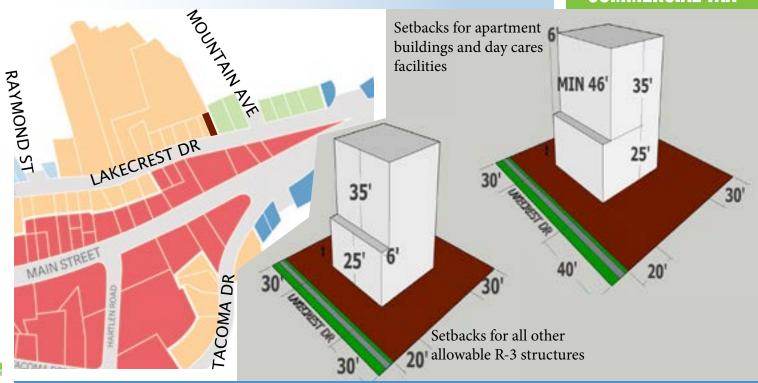
11,700 FT²

GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX



BY-LAWS

- (1) The following uses are allowed in a R-3 Zone:
 - a. R-1, R-2. And TH uses
 - b. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - d. Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



109 TACOMA DR

BY-LAWS

BUILDING REQUIREMENTS PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175513

RESIDENTIAL 14,261 FT²

60 %

45 FT

34,226 FT²

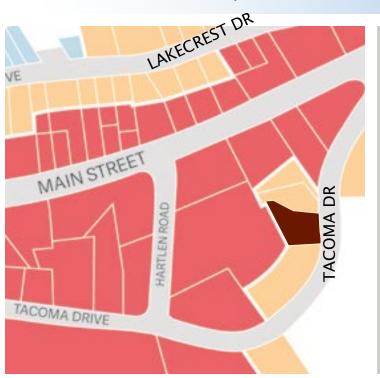
MORE INFO

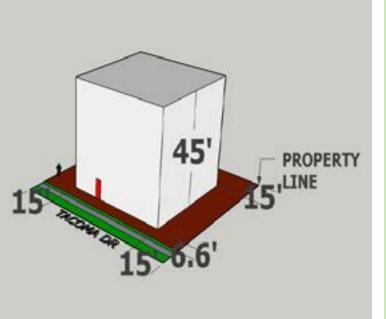
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





- (1) The following uses are allowed in a R-3 Zone:
 - R-1, R-2. And TH uses
 - b. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - d. Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



BY-LAWS

PARCEL ID:

LOT SIZE:

00175505

MORE INFO

LAND USE BY-LAW SECTION 34 (1) The following uses are allowed in a R-3 Zone:

R-1, R-2. And TH uses

Apartment buildings

BUILDING TYPE:

BUILDING FOOTPRINT:

ESTIMATED MAX SQFT:

MAXIMUM HEIGHT

RESIDENTIAL 12,800 FT²

GOOGLE MAPS

60 %

ASSESSMENT

45 FT

30,720 FT²

RESIDENTIAL TAX

COMMERCIAL TAX

Lodging houses

A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.

Use accessory to any of the preceding uses

Day care facility

LAKECREST DR

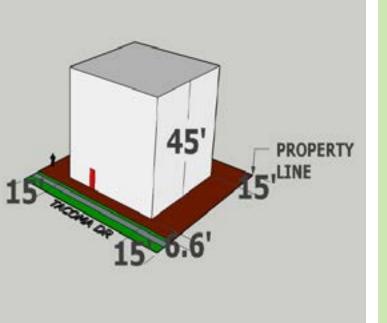
(2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.

(3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following

g:		
<i>J</i> .		
	Minimum lot area:	4,000 ft ²
	Minimum frontage:	46 ft

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left







4 YORK IN

PARCEL ID:

00175497

MORE INFO

GOOGLE MAPS

ASSESSMENT

(1) The following uses are allowed in a R-3 Zone:

R-1, R-2. And TH uses

Apartment buildings

Use accessory to any of the preceding uses

Lodging houses

RA-TYM2

LAND USE BY-LAW SECTION 34

A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.

Day care facility

(2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.

(3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

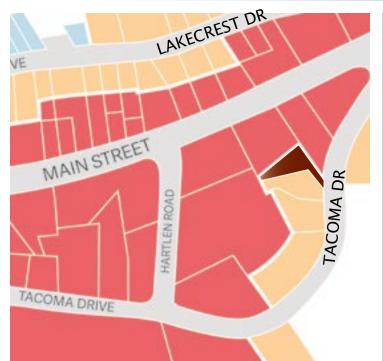
MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

RESIDENTIAL 60 % 45 FT

9,114 FT²







91 TACOMA DR

C-2 R-3

BY-LAWS

CLICK HERE FOR GREATER DETAIL

BACK TO MAP

PARCEL ID:

BUILDING TYPE:

00175562

MORE INFO

GOOGLE MAPS

LOT SIZE: 105,415 FT²

BUILDING REQUIREMENT

ARCHITECTU

PARKING OTHER

ADVANTAGES

ZONE TYPES

CONTACT US

The Village on Main

The following property is within two different zoning designations: Commercial (C-2) & Multiple Family Residential (R-3). Please select which portion of the property you would like to see below. For specific property permissions please contact a city development officer.

91 TACOMA DR

C-2 BY-LAWS

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175562

COMMERCIAL ~ 75,296 FT² 100 %

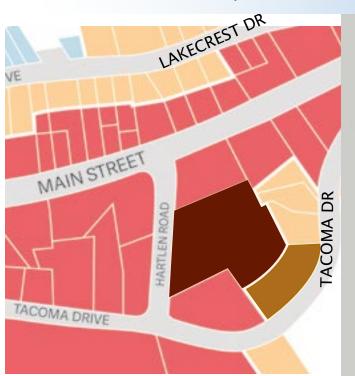
80 FT 602,368 FT² **MORE INFO**

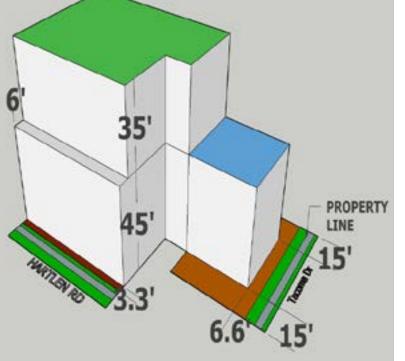
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





Note: 3.3' front yard requirements on Hartlen Rd may be reduced to 0'<x<=30' if side not used as front yard (Ref. Dartmouth LUB, sec 39(3)(d) and streetwall requirements.

LAND USE BY-LAW SECTION 39

- (1) Allowed uses: Multiple residential (ie. apartments), commercial, and accessory uses
- (2) Residential and accessory uses comply with their own requirements
- (3) C-2 building requirements:

lot area minimum

5,000 ft² see left

100%

height maximum

max 3 storeys

maximum lot coverage

office space

if not 100%, side and rear yards needed

- (4) No retail fuel outlets (ie. gas stations) unless fuel pumps cannot be seen from the street
- (5) Building walls and roofs facing Residential properties must mirror the style of the façade
- (6) Utility connections must be hidden from pedestrians
- (8) No parking between the building and the street



91 TACOMA DR

R-3 BY- LAW

PARCEL ID:

BUILDING TYPE:

LOT SIZE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

ESTIMATED MAX SQFT:

00175562

RESIDENTIAL ~ 30,119 FT²

60 %

45 FT

72,285 FT²

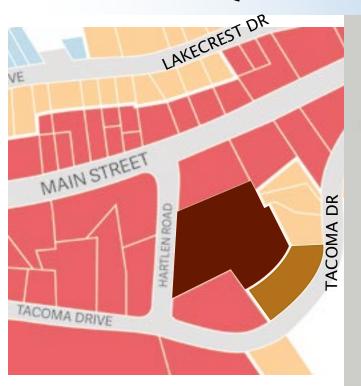
MORE INFO

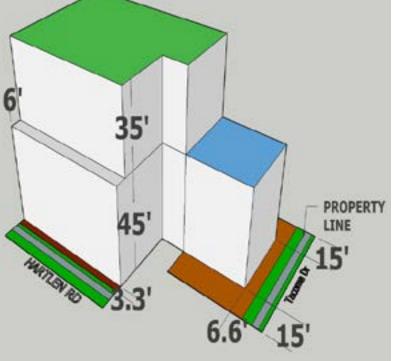
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX







Note: 3.3' front yard requirements on Hartlen Rd may be reduced to 0'<x<=30' if side not used as front yard (Ref. Dartmouth LUB, sec 39(3)(d) and streetwall requirements.

LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

69 LAKECREST DR

PARCEL ID:

BUILDING TYPE:

00175307

RESIDENTIAL

MORE INFO

GOOGLE MAPS

BUILDING REQUIREMENTS

LOT SIZE: ~ 18,177 FT² **ASSESSMENT BUILDING FOOTPRINT:** 60 % **RESIDENTIAL TAX MAXIMUM HEIGHT** 45 FT 43,624 FT² **ESTIMATED MAX SQFT: COMMERCIAL TAX** Setbacks for apartment buildings and day cares RAYMOND facilities 35' MIN 46' Setbacks for all other allowable R-3 structures

BY-LAWS

- (1) The following uses are allowed in a R-3 Zone:
 - . R-1, R-2. And TH uses
 - o. Apartment buildings
 - c. Use accessory to any of the preceding uses
 - Lodging houses
 - e. A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
 - f. Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left



R-3 LOTA-A LAKECREST DR BY-LAWS

PARCEL ID:

LOT SIZE:

41433624

MORE INFO

BUILDING TYPE:

BUILDING FOOTPRINT:

MAXIMUM HEIGHT

RESIDENTIAL 4,443 FT²

60 %

45 FT

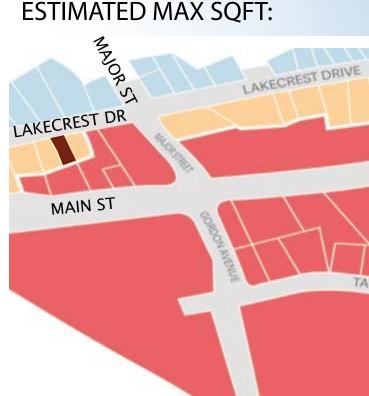
10,663 FT²

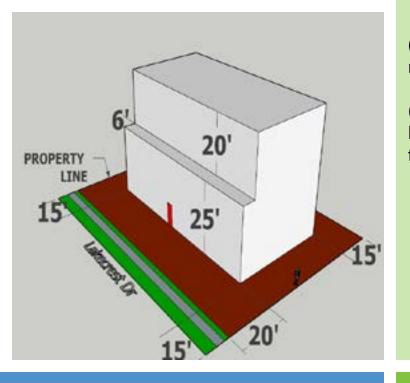
GOOGLE MAPS

ASSESSMENT

RESIDENTIAL TAX

COMMERCIAL TAX





LAND USE BY-LAW SECTION 34

- R-1, R-2. And TH uses
- Apartment buildings
- Use accessory to any of the preceding uses
- Lodging houses
- A group home for not more than 12 residents, provided the property is not next to R-1 or R-2 Zones.
- Day care facility
- (2) Buildings used for R-1, R-2, and TH uses comply with their respective zoning requirements.
- (3A) No development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area:	4,000 ft ²
Minimum frontage:	46 ft
Minimum flankage yard:	20 ft
Minimum rear yard:	40 ft
Minimum Side Yard:	40 ft
Maximum lot coverage:	60 %
Maximum Height:	see left

