

District of Carleton North Zoning By-Law Summary P-02

Read by Council February 10, 2026

Chapter 1: Title, Purpose, Scope and Repeal

Chapter 1 establishes the **title, purpose, and scope** of the Zoning By-Law.

- The purpose of the By-Law is to regulate land use and development by dividing the District into land use zones establishing standards for the use of land, buildings, and structures.
- This chapter confirms that development may only proceed in conformity with the By-Law and subject to required development and building permits.
- Provisions for severability ensures that if one part of the By-Law is found invalid, the remainder of the By-Law remains in force.
- This chapter also formally repeals the former rural plans and zoning By-Laws that previously applied to Florenceville-Bristol, Bath, Centreville, and parts of the South Central Carleton County Planning area, while preserving existing approvals, permits, and registered conditions issued prior to adoption.

Chapter 2. Administration and Interpretation

Chapter 2 addresses the **administration and enforcement** of the Zoning By-Law.

- It establishes the zoning map and explains how **zone boundaries** are determined and interpreted.
- It defines how permitted, secondary, accessory, and conditional uses are applied.
- This chapter outlines the roles and authorities of Council, the Planning Review and Adjustment Committee, and the Development Officer, including matters related to variances, conditional uses, and similar or compatible uses.
- It sets out the process for applications to amend the Zoning By-Law, including rezoning requests.

Chapter 3. Definitions

Chapter 3 establishes the **definitions used throughout the Zoning By-Law**.

This chapter provides standardized meanings for key terms, land uses, building types, and planning concepts to ensure the By-Law is interpreted and applied consistently.

It includes definitions for zoning terminology, development standards, and **zone names and abbreviations** that are used throughout the By-Law, such as residential, commercial, rural, industrial, and overlay zones.

The definitions in this chapter apply to all subsequent chapters and are intended to provide clarity and avoid ambiguity in the administration and enforcement of the Zoning By-Law.

Chapter 4 – General Provisions

Chapter 4 establishes **general provisions** that apply across all zones unless otherwise specified.

These provisions address, among other matters:

- Uses permitted in all zones
- Access and driveway standards
- Accessory buildings and structures
- Agricultural operations
- Home occupations and home industries
- Secondary suites and garden suites
- Parking and loading requirements
- Signage standards
- Landscaping, lighting, and buffering
- Development near watercourses, wetlands, lagoons, and treatment facilities
- Environmental protection measures
- Non-conforming buildings and lots
- Wind turbines and solar collectors

This chapter forms the **common regulatory framework** that applies throughout the municipality.

Chapter 5 – Residential Zones

Chapter 5 establishes the **Residential Zones** within the District.

The Residential Zones are intended to accommodate a range of housing types while protecting neighbourhood character and ensuring compatibility with surrounding land uses.

The **Neighbourhood Residential (R1) Zone** is intended primarily for single-unit dwellings on serviced lots. It permits limited secondary uses, such as small accessory structures and home occupations, with development standards designed to maintain the established residential character of neighbourhoods.

The **Low Rise Residential (R2) Zone** allows a broader mix of housing types, including single-unit, semi-detached, and low-rise multi-unit dwellings. This zone supports

moderate-density residential development in serviced areas while requiring development to be compatible with surrounding uses.

The **Rural Residential (RR) Zone** applies to larger residential lots, typically outside municipally serviced areas. It permits single-unit dwellings and a range of rural-oriented secondary uses, such as hobby farms, home occupations, and limited home industries, consistent with rural living.

The **Mini-Home Park (MHP) Zone** provides for the development of planned mini-home communities on managed lots. This zone includes standards for internal roads, amenity space, and supporting infrastructure to ensure safe and functional development.

For each residential zone, the By-Law establishes permitted, secondary, and conditional uses, as well as development standards related to lot size, setbacks, and building height.

Chapter 6 – Commercial and Mixed-Use Zones

Chapter 6 establishes the Commercial and Mixed-Use Zones within the District.

These zones are intended to accommodate commercial, service, institutional, and mixed residential uses in appropriate locations, while supporting vibrant community centres and protecting nearby residential areas.

The **District Centre (DC) Zone** is intended to serve as the primary commercial and civic hub of the District. It permits a broad range of retail, service, office, institutional, and residential uses, including mixed-use buildings with residential units located above commercial uses, to support a compact and active centre.

The **Local Centre (LC) Zone** applies to downtowns and central community areas in the former Villages of Bath and Centreville. It supports small-scale commercial, service, and residential development that serves surrounding neighbourhoods and reinforces established village centres.

The **Mixed Use (MU) Zone** allows a combination of residential and non-residential uses in transition areas between commercial centres and surrounding neighbourhoods. This zone is intended to provide flexibility while ensuring compatibility of use and scale.

The **General Commercial (GC) Zone** accommodates commercial and service uses that serve local residents and the travelling public outside of central areas. Development standards in this zone address access, buffering, and compatibility with adjacent uses.

For each commercial and mixed-use zone, the By-Law establishes permitted and conditional uses and development standards related to building placement, height, parking, and site design.

Chapter 7 – Rural Zone

Chapter 7 establishes the **Rural Zone**, which applies to a large portion of the District.

- The Rural Zone permits a broad range of residential, agricultural, commercial, and resource-based uses appropriate to rural areas.

- It supports the continuation of traditional rural land uses while allowing limited development where compatible.
- Development standards address lot size, setbacks, servicing, and land-use compatibility.

Chapter 8 – Industrial Zones

Chapter 8 establishes the **Industrial Zones**, including:

- Light Industrial
- Heavy Industrial
- Aggregate Extraction

This chapter:

- Identifies appropriate locations for industrial and resource-based activities
- Establishes buffering, screening, and separation standards to reduce impacts on surrounding uses
- Regulates aggregate extraction, salvage, recycling, and industrial storage activities
- Includes development standards related to access, environmental protection, and site design

Chapters 9, 10, and 11 – Institutional, Environmental, and Parks Zones

These chapters establish:

- **Institutional Zones**, for public, community, and institutional uses
- **Environmental Conservation Zones**, to protect environmentally sensitive lands
- **Parks and Recreation Zones**, to support public open space and recreational facilities

Each zone includes permitted uses and standards intended to protect public interests and environmental features.

Overlay Zones

The By-Law includes **overlay zones**, including:

- Flood Risk Area Overlay
- Watercourse and Wetland Overlay

These overlays impose **additional development requirements** on top of the underlying zoning to address flood risk, water protection, and environmental sensitivity.