

**Town of Harbour Breton  
Development Regulations  
Amendment No. 2, 2025**

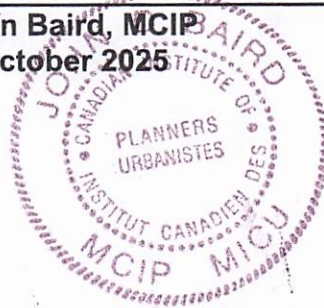
**General Purpose Buildings in Residential Areas**

**Prepared for the Town of Harbour Breton by  
Baird Planning Associates**



---

**John Baird, MCIP  
October 2025**



**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF HARBOUR BRETON DEVELOPMENT REGULATIONS**  
**AMENDMENT No. 2, 2025**

Under the authority of Section 16, Section 17, and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton

- a) Adopted the Harbour Breton Development Regulations Amendment No. 2, 2025 on the 16<sup>th</sup> day of September 2025.
- b) Gave notice of the adoption of the Harbour Breton Development Regulations Amendment No. 2, 2025 by advertisement posted on the 17<sup>th</sup> day of September 2025 on the Town's website and Facebook page.
- c) Set the 6<sup>th</sup> day of October 2025 at 7:00 p.m. at the Town Hall, Harbour Breton for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton approves the Harbour Breton Development Regulations Amendment No. 2, 2025 as adopted.

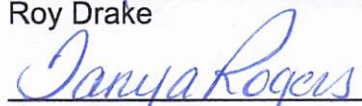
SIGNED AND SEALED this 16 day of October 2025

Mayor:

  
Roy Drake

(Council Seal)

Clerk:

  
Tanya Rogers

Development Regulations / Amendment	
<b>REGISTERED</b>	
Number	<u>2110-0007-2025</u>
Date	<u>December 5, 2025</u>
Signature	<u></u>





10. 11. 1900

1992

1. *Introduction*  
 2. *Background*  
 3. *Methodology*  
 4. *Results*  
 5. *Discussion*  
 6. *Conclusion*  
 7. *References*  
 8. *Appendix*  
 9. *Tables*  
 10. *Figures*  
 11. *Supplementary Materials*  
 12. *Notes*  
 13. *Abbreviations*  
 14. *Conflicts of Interest*  
 15. *Acknowledgments*  
 16. *Author Contributions*  
 17. *Patents*  
 18. *Data Availability Statement*  
 19. *References*  
 20. *Appendix*  
 21. *Tables*  
 22. *Figures*  
 23. *Supplementary Materials*  
 24. *Notes*  
 25. *Abbreviations*  
 26. *Conflicts of Interest*  
 27. *Acknowledgments*  
 28. *Author Contributions*  
 29. *Patents*  
 30. *Data Availability Statement*  
 31. *References*  
 32. *Appendix*  
 33. *Tables*  
 34. *Figures*  
 35. *Supplementary Materials*  
 36. *Notes*  
 37. *Abbreviations*  
 38. *Conflicts of Interest*  
 39. *Acknowledgments*  
 40. *Author Contributions*  
 41. *Patents*  
 42. *Data Availability Statement*  
 43. *References*  
 44. *Appendix*  
 45. *Tables*  
 46. *Figures*  
 47. *Supplementary Materials*  
 48. *Notes*  
 49. *Abbreviations*  
 50. *Conflicts of Interest*  
 51. *Acknowledgments*  
 52. *Author Contributions*  
 53. *Patents*  
 54. *Data Availability Statement*  
 55. *References*  
 56. *Appendix*  
 57. *Tables*  
 58. *Figures*  
 59. *Supplementary Materials*  
 60. *Notes*  
 61. *Abbreviations*  
 62. *Conflicts of Interest*  
 63. *Acknowledgments*  
 64. *Author Contributions*  
 65. *Patents*  
 66. *Data Availability Statement*  
 67. *References*  
 68. *Appendix*  
 69. *Tables*  
 70. *Figures*  
 71. *Supplementary Materials*  
 72. *Notes*  
 73. *Abbreviations*  
 74. *Conflicts of Interest*  
 75. *Acknowledgments*  
 76. *Author Contributions*  
 77. *Patents*  
 78. *Data Availability Statement*  
 79. *References*  
 80. *Appendix*  
 81. *Tables*  
 82. *Figures*  
 83. *Supplementary Materials*  
 84. *Notes*  
 85. *Abbreviations*  
 86. *Conflicts of Interest*  
 87. *Acknowledgments*  
 88. *Author Contributions*  
 89. *Patents*  
 90. *Data Availability Statement*  
 91. *References*  
 92. *Appendix*  
 93. *Tables*  
 94. *Figures*  
 95. *Supplementary Materials*  
 96. *Notes*  
 97. *Abbreviations*  
 98. *Conflicts of Interest*  
 99. *Acknowledgments*  
 100. *Author Contributions*  
 101. *Patents*  
 102. *Data Availability Statement*  
 103. *References*  
 104. *Appendix*  
 105. *Tables*  
 106. *Figures*  
 107. *Supplementary Materials*  
 108. *Notes*  
 109. *Abbreviations*  
 110. *Conflicts of Interest*  
 111. *Acknowledgments*  
 112. *Author Contributions*  
 113. *Patents*  
 114. *Data Availability Statement*  
 115. *References*  
 116. *Appendix*  
 117. *Tables*  
 118. *Figures*  
 119. *Supplementary Materials*  
 120. *Notes*  
 121. *Abbreviations*  
 122. *Conflicts of Interest*  
 123. *Acknowledgments*  
 124. *Author Contributions*  
 125. *Patents*  
 126. *Data Availability Statement*  
 127. *References*  
 128. *Appendix*  
 129. *Tables*  
 130. *Figures*  
 131. *Supplementary Materials*  
 132. *Notes*  
 133. *Abbreviations*  
 134. *Conflicts of Interest*  
 135. *Acknowledgments*  
 136. *Author Contributions*  
 137. *Patents*  
 138. *Data Availability Statement*  
 139. *References*  
 140. *Appendix*  
 141. *Tables*  
 142. *Figures*  
 143. *Supplementary Materials*  
 144. *Notes*  
 145. *Abbreviations*  
 146. *Conflicts of Interest*  
 147. *Acknowledgments*  
 148. *Author Contributions*  
 149. *Patents*  
 150. *Data Availability Statement*  
 151. *References*  
 152. *Appendix*  
 153. *Tables*  
 154. *Figures*  
 155. *Supplementary Materials*  
 156. *Notes*  
 157. *Abbreviations*  
 158. *Conflicts of Interest*  
 159. *Acknowledgments*  
 160. *Author Contributions*  
 161. *Patents*  
 162. *Data Availability Statement*  
 163. *References*  
 164. *Appendix*  
 165. *Tables*  
 166. *Figures*  
 167. *Supplementary Materials*  
 168. *Notes*  
 169. *Abbreviations*  
 170. *Conflicts of Interest*  
 171. *Acknowledgments*  
 172. *Author Contributions*  
 173. *Patents*  
 174. *Data Availability Statement*  
 175. *References*  
 176. *Appendix*  
 177. *Tables*  
 178. *Figures*  
 179. *Supplementary Materials*  
 180. *Notes*  
 181. *Abbreviations*  
 182. *Conflicts of Interest*  
 183. *Acknowledgments*  
 184. *Author Contributions*  
 185. *Patents*  
 186. *Data Availability Statement*  
 187. *References*  
 188. *Appendix*  
 189. *Tables*  
 190. *Figures*  
 191. *Supplementary Materials*  
 192. *Notes*  
 193. *Abbreviations*  
 194. *Conflicts of Interest*  
 195. *Acknowledgments*  
 196. *Author Contributions*  
 197. *Patents*  
 198. *Data Availability Statement*  
 199. *References*  
 200. *Appendix*  
 201. *Tables*  
 202. *Figures*  
 203. *Supplementary Materials*  
 204. *Notes*  
 205. *Abbreviations*  
 206. *Conflicts of Interest*  
 207. *Acknowledgments*  
 208. *Author Contributions*  
 209. *Patents*  
 210. *Data Availability Statement*  
 211. *References*  
 212. *Appendix*  
 213. *Tables*  
 214. *Figures*  
 215. *Supplementary Materials*  
 216. *Notes*  
 217. *Abbreviations*  
 218. *Conflicts of Interest*  
 219. *Acknowledgments*  
 220. *Author Contributions*  
 221. *Patents*  
 222. *Data Availability Statement*  
 223. *References*  
 224. *Appendix*  
 225. *Tables*  
 226. *Figures*  
 227. *Supplementary Materials*  
 228. *Notes*  
 229. *Abbreviations*  
 230. *Conflicts of Interest*  
 231. *Acknowledgments*  
 232. *Author Contributions*  
 233. *Patents*  
 234. *Data Availability Statement*  
 235. *References*  
 236. *Appendix*  
 237. *Tables*  
 238. *Figures*  
 239. *Supplementary Materials*  
 240. *Notes*  
 241. *Abbreviations*  
 242. *Conflicts of Interest*  
 243. *Acknowledgments*  
 244. *Author Contributions*  
 245. *Patents*

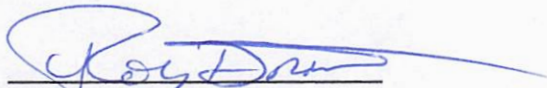
**Urban and Rural Planning Act**  
**Resolution to Adopt**  
**Town of Harbour Breton Development Regulations**  
**Amendment No. 2, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton adopts the Harbour Breton Development Regulations Amendment No. 2, 2025.

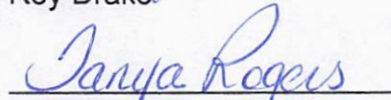
Adopted by the Town Council of Harbour Breton on the 16<sup>th</sup> day of September 2025.

Signed and sealed this 16 day of October 2025.

Mayor:

  
Roy Drake

Clerk:

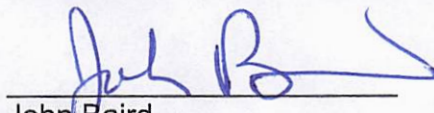
  
Tanya Rogers



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 2, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
John Baird



Development Regulations / Amendment  
**REGISTERED**

Number 2110-0007-2025

Date December 5, 2025

Signature 

NOTICE TO THE PUBLIC  
The following information is being  
furnished to the public for their  
information.

It is requested that you advise the  
authorizing official of any change in  
your status or address.

For more information, please contact the  
authorizing official.

Very truly yours,  
[Signature]

[Signature]  
[Signature]

Very truly yours,  
[Signature]

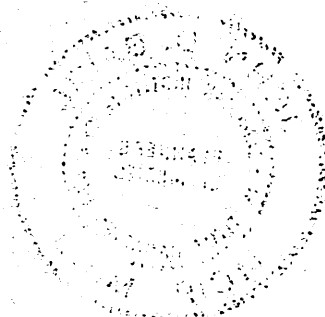
Very truly yours,  
[Signature]

[Signature]

2005-1000-1015

2005-1000-1015

2005-1000-1015



## Introduction

This amendment complements Amendment No. 2 to the Harbour Breton Municipal Plan.

Council wishes to add “general purpose building” as a discretionary use in the Residential and Mixed Development zones. In this context, a general purpose building will be for such uses as storage and maintenance of personal equipment and supplies, hobby activities, etc. A general purpose building will only be permitted as a standalone development on a lot that is not already occupied by a residential dwelling. Commercial uses, including home occupations, will not be permitted in a general purpose building.

## Public Consultation

Public notice of the proposed amendment was posted on Thursday, July 24, 2025, requesting comments no later than August 4. The notice was posted on Council’s Facebook page and on bulletin boards at J & D Convenience, Jackman’s One Stop and Sagona Drugs.

No written submissions were received.

## Harbour Breton Development Regulations Amendment No. 2, 2025

The Harbour Breton Development Regulations are amended as follows:

### 1. Schedule A - Definitions

**ADD** the following definition to Schedule A:

***“GENERAL PURPOSE BUILDING means a personal-use building located on a lot that is not also occupied by any type of residential dwelling. It can be used for general storage, equipment storage and maintenance, domestic garage, greenhouse, vegetable storage, or other personal uses. It will not be used for a residential dwelling or commercial use of any kind. All proposed uses will be subject to Council’s discretionary approval.”***

### 2. Schedule B – Classification of Uses of Land and Buildings

**ADD** the following group and class to the table in Schedule B:

GROUP	CLASS	EXAMPLES
GENERAL PURPOSE PERSONAL USES	General Purpose Building	Personal storage, personal vehicle storage and repair, personal recreational vehicle storage, personal greenhouse, personal vegetable storage



### 3. Schedule C - Residential and Mixed Development Use Zones

**ADD** "General purpose building" as a Discretionary Use Class in the Residential Medium Density, Residential High Density, and Mixed Development Use Zone Tables.

**ADD** the following as Condition 15 in the Residential Medium Density zone, Condition 12 in the Residential High Density zone, and Condition 16 in the Mixed Development zone.

#### *"General Purpose Building"*

*At Council's discretion, a general purpose building may be permitted subject to the following:*

- (a) *Public notice of the application in at least two conspicuous places in the area affected and by one or more other means as outlined in section 110.1 of the Act.*
- (b) *Due consideration by Council of objections or other comments in response to the notice.*
- (c) *Council conditions to ensure its location, size, appearance, height, and use will not adversely affect the character, amenities, and property values of the neighbourhood.*
- (d) *Not to be used for any type of residential dwelling or commercial use.*
- (e) *Not to be used for the storage or use of hazardous materials.*
- (f) *Not to cause noise, odours, fumes, electrical interference or other nuisances that unreasonably affect neighbouring residential properties.*
- (g) *Except for personal needs, not to be used for automobile repair or autobody repair.*
- (h) *No change in the use of the building without Council approval.*
- (i) *Subject to the following development standards:*

<i>Minimum lot area</i>	<i>At the discretion of Council</i>
<i>Minimum lot width</i>	<i>At the discretion of Council</i>
<i>Minimum floor area</i>	<i>No minimum</i>
<i>Maximum floor area</i>	<i>Lot Size</i>
	<i>Up to 500 m<sup>2</sup></i>
	<i>501–1000 m<sup>2</sup></i>
	<i>Over 1000 m<sup>2</sup></i>
	<i>20% of lot area or 50 m<sup>2</sup>, whichever is less</i>
	<i>10% of lot area or 65 m<sup>2</sup>, whichever is less</i>
	<i>100 m<sup>2</sup></i>
<i>Minimum frontyard</i>	<i>Same as for a single dwelling</i>
<i>Minimum sideyard</i>	<i>Same as for a single dwelling</i>
<i>Minimum sideyard flanking street</i>	<i>Same as for a single dwelling</i>
<i>Minimum rearyard</i>	<i>Same as for a single dwelling</i>
<i>Minimum distance between buildings</i>	<i>3.0 m</i>

### 4. Schedule D – Off-Street Loading and Parking Requirements

**ADD** the following to the table in Schedule D:

<b>CLASS</b>	<b>MINIMUM OFF-STREET PARKING REQUIREMENT</b>
<i>General purpose building</i>	<i>One space for every 25 m<sup>2</sup> of floor area</i>