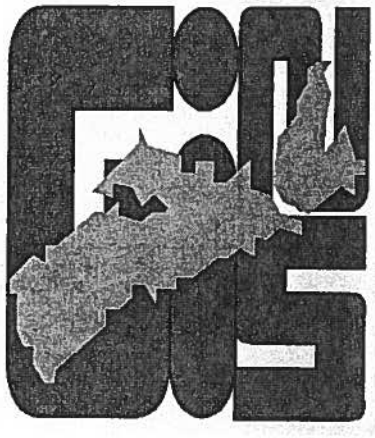
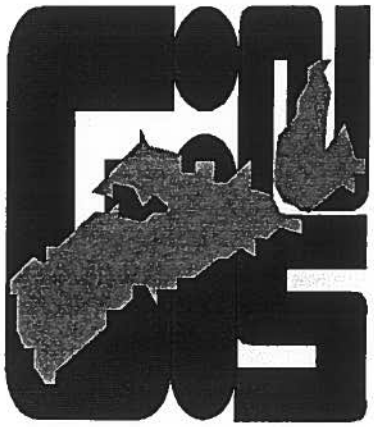


Nova Scotia Standard Land Use Classification System

MODIFICATION NOTICE

Appendix 1 of this manual has already been modified.
In an effort to reduce the amount of time required to install the Microsoft Access Data a single disc has now been provided. Please refer to the README.TXT file on the disk for installation instructions. It is hoped that these measures will make accessing the classification system a little easier.



Nova Scotia Standard Land Use Classification System

User's Guide

Prepared By: Sybelle Jabelian
For: the Department of Housing and Municipal Affairs
First Edition: March , 1997

Preface

This land use classification system has been developed with the intent of being the **standard land use classification system in Nova Scotia**. It is anticipated that all agencies, both public and private, who currently apply some form of a land use classification system, will choose to use this one. Consequently, the system was designed to be used for a variety purposes. Every attempt has been made to keep the classifications simple and flexible. To ensure that users do not have any difficulty with adopting this system, this *User's Guide* has been prepared to help **first time users** of land use classification systems. It is also provided in an effort to assist **those who have used different systems** to adjust to this new system.

The *User's Guide* is composed of four modules:

- **Module 1** explains why the classification system was designed, how it can be used and how to apply the classification system to actual properties.
- **Module 2** is the classification system which includes definitions, alphabetic code and selected examples. This part can be extracted from the document and used as a quick reference table in the field.
- **Module 3** assists the classification user to further develop the classification system and adapt it to his/her needs. This section also discusses the use of a database and its components to keep a record of properties and their classifications.
- **Module 4** of this *User's Guide* is the appendices of the guide. It provides the accompanying database program designed in Microsoft Access. As with Module 2, it too is a quick reference system for the land use classes. Appendix 1 gives instructions on how to access this database program.

The user of this guide may find parts of it to be repetitive, this repetition is a consequence of making the guide **modular**. Each module can be referred to independently of the other.

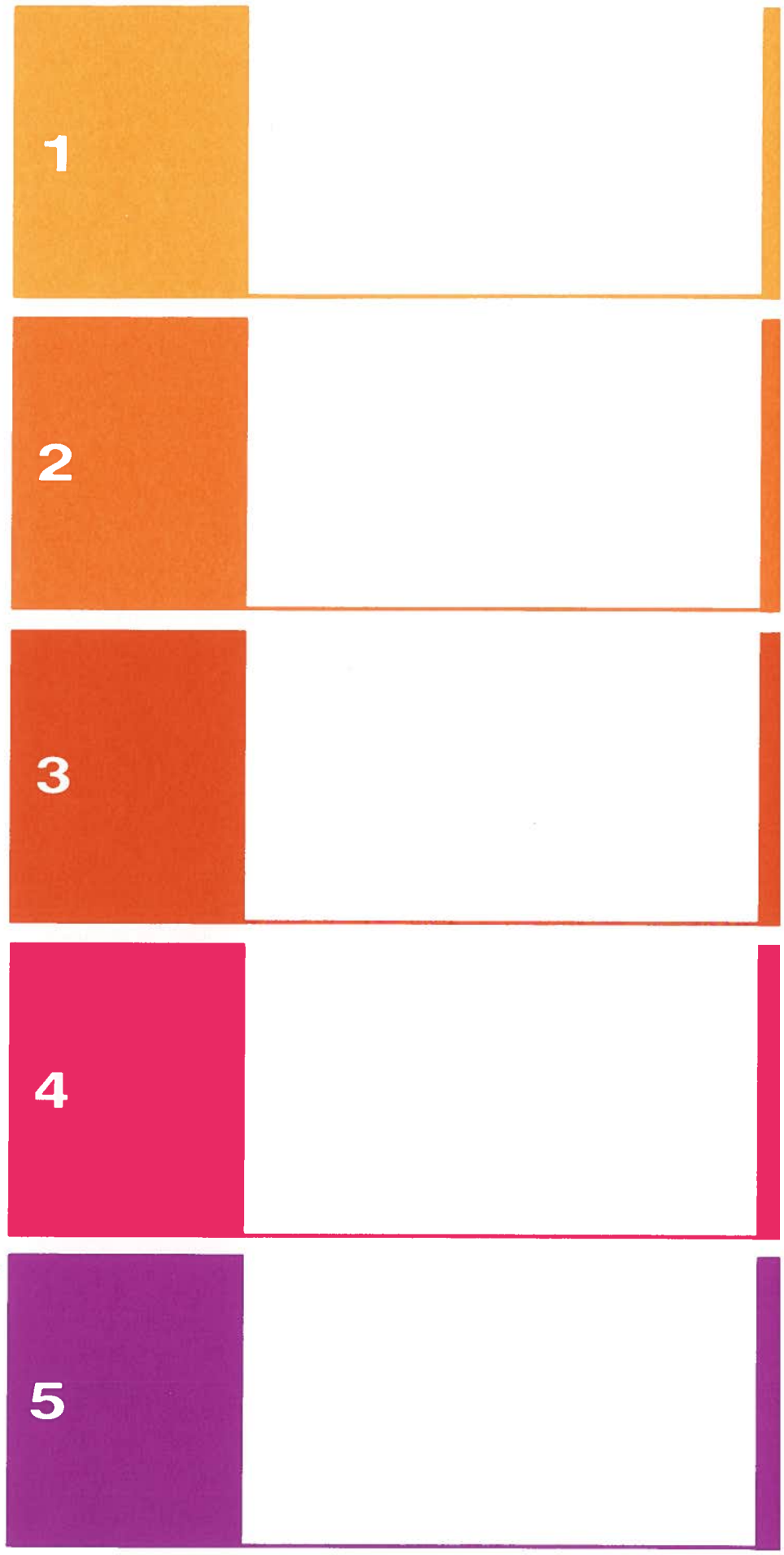
At this time, the classification system is still in its infancy. There are aspects of the classification system that still need to be refined and there are areas where further research and development are needed. Therefore, your questions, comments and suggestions would be greatly appreciated as they will help to strengthen the system (see Module 3: Chapter 8 for details).

TABLE OF CONTENTS

Appendix

Index

LIST OF FIGURES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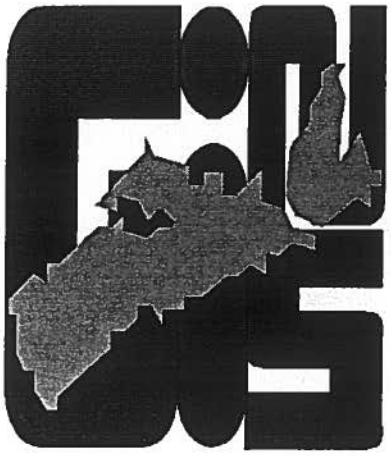


Nova Scotia Standard Land Use Classification System

Module 1

Module 1

Chapter 1: Introduction

The **Nova Scotia Committee on Standards for Geographic Information**, the body responsible for geomatic standards development, was approached by a number of municipalities to provide a standardized provincial land use classification system. To accomodate this request, a **Land Use Coding Task Group** was formed to both investigate existing systems and either endorse or develop a new system. The Task Group consisted of members from municipal, provincial and federal levels of government. The members of the committee had varied backgrounds, each offering a different perspective regarding the subject of classifying land use. Consequently, the group was able to produce a classification system which can be used by a broad range of agencies.

The Task Group reviewed existing classification systems and agreed that though some systems satisfied the needs of a few agencies they fell short of the requirements by others. The Task Group decided to develop a new system which would be built on the **strengths of previous systems**, while satsifying the needs of the majority of users of land use classification systems. Therefore, collectively, they developed a new system that could sufficiently satisfy the majority of potential user agencies.

Most of the existing land use classification systems use ambiguous terms such as *commercial*, *institutional* and *industrial.* These terms do not clearly indicate what is taking place on the property being classified and are essentially outdated terms (see Figure1.1). For example, in the past, government offices occupied entire properties and were classified as institutional. Today, government offices are found sharing property with the private sector, rendering the old classification system less applicable. The new system is not concerned with ownership but rather **activity**. If the activity is administrative it is classified as such, regardless of whether it is a public or private business.

Older Classification Systems	Nova Scotia Standard Land Use Classification System
• classifications are inconsistently subdivided, no logical categorization	• classifications are consistently based on activity taking place on a single property
• utilize a complicated coding scheme that is difficult to recall	• utilizes an easy to recall, uncomplicated coding scheme, using letters which relate to their respective category
• usually are not hierarchical, user has no choice with regards to level of classification detail	• hierarchical system ,which is flexible and permits user to decide level of detail
• difficult to add new classifications	• designed to accept changes and additions
• utilize outdated terms	• utilizes neutral terms

Figure 1.1 **Comparing Systems.**

With the proliferation of technology and the expanding capabilities computer systems offer, a standardized provincial classification can be a very useful tool. Land use information can be stored in a database program and accessed by several agencies. Currently, the greatest difficulty faced by agencies who wish to share data is that their existing data is incompatible, with standardization of information, agencies can alleviate this problem. Because, using a standard land use classification system facilitates the sharing of data; maps and data developed under the new classification system can be applied to a Geographic Information System, updated continuously, and cross referenced with similar information province wide. By sharing land use information, agencies can be more efficient as they need not repeat simillar survey tasks.

As mentioned above, this classification system is meant to be used by a broad range of agencies involved in land use planning and/or carrying out land valuation. Therefore, the standard land use classification system is **flexible** enough for agencies to build upon, as their requirements dictate, and **detailed** enough for agencies not interested in creating new classifications to use as is. The system is **hierarchical**, allowing users of the system to be as general or specific in their classifications as they wish. The system has three levels, each offering more detail than the other. Agencies can **build "underneath"** the standard if need be, by adding extra levels to the classification system.

Module 1

Chapter 2: Purpose of Applying an Activity Based Land Use Classification System

Land use classification systems are used by many different government and non-government agencies for policy and planning purposes. If kept up to date, or re-surveyed on a periodic basis, information gathered using a classification system can be used as a **tool to monitor change** in land use **type, location** and **intensity**. In turn, this information can be used to **forecast change** on the basis of past and existing land uses. This type of information is especially useful in the forecasting of transportation needs based on land use characteristics and the traffic they generate. As well, the information provided through land use classification by property permits the monitoring of **settlement patterns** and of areas rich in **natural resources** (i.e. agricultural, fisheries, forestry, recreation/tourism, and mining lands). By referring to this information, conflict between types of land use is minimized.

Land use is often confused with land cover. Land cover is defined as the physical features that cover the land such as buildings and vegetation. Land use, on the other hand, has a much broader scope and is more culturally and socially defined. Land use is not dependent on the physical features of the area being classified. Land use is a more subjective classification. The land use data collected must be done on site rather than by simply viewing aerial photographs (see Module 1: Chapter 4). Figure 2.1 offers some examples illustrating the difference between land use and land cover.

Property Description	Land Cover Classification	Land Use Classification
ball field	open space, park	Recreation, Culture and Entertainment - Outdoor - Active
nursing home	institutional building	Service - Community - Residential Care Facility
furniture assembly factory	industrial building	Manufacturing - Assembly
potato field	agriculture potato field	Agriculture - Land Based - Rotational Crop

Figure 2.1 **Land Use versus Land Cover.**

By categorizing land use by activity, the user of the classification system has an instant **snap shot** of an area and the types of activities that take place there. Other classification systems tend to be less focused on one classification criteria. These systems take land cover, type of product, and ownership into consideration. Depending on the category, one or more of these variables are considered, thereby creating an inconsistent class system. The user of these systems is left with a skewed snap shot that emphasizes certain aspects of some uses of the land and not others.

Often, land use classifications are applied to maps. These maps are an excellent visual tool for getting a sense of the activity taking place in an area. A map which is littered with unique identifications of property such as place names, property owner's names or identification numbers may be too specific and not easily or quickly read. On the other hand, grouping activities using the Nova Scotia Standard Land Use Classification System and indicating where these groups are located on a map, gives a quick and easy to read image of the area in question. The classification system therefore becomes an important tool and can be used for the purposes of **comparison, analysis** and **making projections**.

Module 1

Chapter 3: Applying The Nova Scotia Standard Land Use Classification System

The Nova Scotia Standard Land Use Classification System is an easy to use classification system which categorizes property based on the **activity** that is taking place on it. The system is designed to adapt to the needs of multiple users. It is a **flexible** system that can be implemented at either a very **general** level or at a **specific** level. The system can be used within computer programs, such as a Geographic Information System (GIS), database or spread sheet, as well as in non-computerized environments.[1]

This handbook will assist the user of the classification system to understand the rationale behind each classification and then apply it effectively.

Basic Classification Rationale

The classification system is designed to categorize individual properties based on the existing type of activity that is taking place on it. The break down of the classification categories is designed to assist users in their analysis of land use.

The objectives in preparing the classification system were to devise a system whose classification categories offered **relevant** information for analytical purposes, was **compatible** with other classification systems, was **resilient** to changes that may occur in land use over time, and whose application was **clear.**

The Classification system should:

- offer relevant information for analytical purpooses
- be compatible with other classification systems
- be resilient to changes in landuse that may occur overtime
- be laid out in such a way that its application is clearly understood

Relevant

The classification system is devised in order to assist in interpreting how land is being used and how each use impacts its surrounding uses. The Nova Scotia Standard Land Use Classification System is based on one principle criteria: **the activity taking place on each individual property.**

[1] In order to maximize the benefits of using this classification system on a property by property basis, it is highly recommended that this information be recorded in a GIS thus allowing data to be stored, retrieved, updated and mapped very efficiently.

Most other classification systems use **multiple criteria**. Using multiple criteria to define a land use creates a weakness within the classification system. The weakness is generally a result of using different factors to classify each category thereby creating an inconsistant classification system (see Module 1: Chapter 2).

Nova Scotia Standard Land Use Classification System	Other Classification Systems
• activity	• land cover (the natural vegetaion and artificial construction covering the land surface)[2] • type of ownership • product generated on the property

Compatible

In order for this system to be used by many departments and levels of government, it has been designed to be compatible with other classification systems, be they land use based or otherwise. The hierarchical nature of the classification system and the ability to apply multiple classifications for a single property also allows this classification system to be compatible in other ways. First , the system can be cross referenced with other classification systems. Second, when different agencies use this standard classification system they can easily share data by having common fields such as the standard classification codes and the property identification numbers.

Name of Other Classification System	Sample Classification	Equivalent Nova Scotia Standard Land Use Classification
Statistics Canada, Standard Industrial Code	Greenhouse (commercial)	Agriculture - Site Based - Housing Plants
	Limo Service	Service - Personal; and, if the cars are stored at this property too, Transportation, Transmission and Storage - Fleet Maintenance and Storage - Road
Trip Generation	Waterslide Park	Recreation, Culture, and Entertainment - Outdoor - Active
	Industrial Park	One or more of the following, depending on the type of activity that takes place there: Manufacturing, Transportation, Transmission and Storage; Service, and/or Sales.
	Single Family Detached Housing	Residential - Single Unit- Detached

Figure 3.1 Examples of how the Nova Scotia Standard Land Use Classification System can be related to other classification systems.

[2] Classifying land according the land cover only offers a physical description of the property, it does not provide information which describes how the property is being used and how that impacts on its surrounding properties.

Resilient

The classification system has been designed to be resilient to changes in land use patterns. Attempts have been made to keep the classification category names generic and broadly defined in order for this system to adapt to new land uses. By having a clearly defined rationale, and one principle criteria, the system remains adaptable to change. If a new land use is developed, the classification system can be adapted to identify that use without having to review the entire classification system.

The development of each component of the system follows the same general organization and thought process as its counterparts. The categories are designed to identify the activity taking place on each parcel and the **planning impact** this activity has on surrounding properties. However, THERE ARE EXCEPTIONS as to how consistent the rationale for each classification is. The flexibility that is built into the classification's rationale allows for changes to be made in order for the system to be applied to future land use patterns.

Clear

The Nova Scotia Standard Land Use Classification System was designed to be linked to a **standard unit of measure**, preferably one that is geographically defined with clear boundaries, such as the land parcel, a political jurisdiction, or regional area. Using a well defined unit of measure assures the user that the classifications are consistently applied and their application can be clearly illustrated using a map. In the case of Nova Scotia, the standard unit of measure for applying the classifications is the parcel of land.[3] Parcels have been given a unique property identification number that is clearly indicated on property maps, thereby making it very easy to apply this system.

It is recognized that there will be situations where more than one classification will be applied, therefore the classification system allows for the application of multiple classifications.

The hierarchical design of the classification system and its easy to understand coding scheme combined with its geographic unit of measure allow the system to be clearly applied and interpreted.

Classification Contents and Description

The Nova Scotia Standard Land Use Classification System consists of **primary, secondary** and **tertiary** level classifications. Each classification has a specific definition and a unique alphabetic classification code. Each level of the classification is assigned two letters; therefore, the classification code can be two, four, or six characters long, depending on what level of detail it reaches (see Figure 3.2). The classifications were created to reflect current land use activity taking place in Nova Scotia. In cases where this classification system is to be applied outside Nova Scotia the user may need to add to

[3] Note: While the parcel and its associated PID's are an integral part of this system's application in Nova Scotia, it does not preclude the system from being applied in other jurisdictions.

some of the classifications to accommodate for activities that are unique to that jurisdiction (see Module 3: Chapter 6).

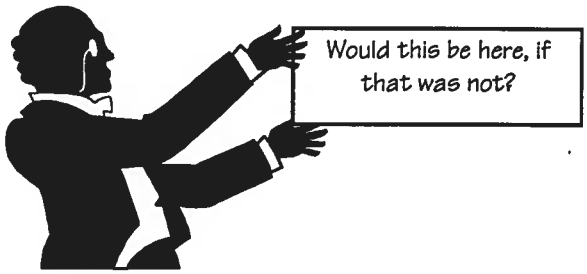
Code Size	Classification	Classification Code
Two Characters	Agriculture	AG
Four Characters	Agriculture - Site Based	AG-SB
Six Characters	Agriculture - Site Based - Housing Plants	AG-SB-HP

Figure 3.2 **Examples of Classification Codes.**

The system has three levels of detail. The first level consists of twelve primary classifications. The second and third levels offer more detail with regards to these classifications. The user of the classification system has the option to choose the degree of detail he/she would like to have when classifying property. The levels are not interchangeable. The user of the system must always incorporate the preceding levels of the classification system when classifying at the secondary or tertiary levels. For example, the user could not classify a property using the secondary term without first indicating the primary one. A property could not be called "Site Based" alone, it would have to be "Agriculture - Site Based". It could, however, be called "Agriculture"; because, Agriculture is the primary class.

Applying Multiple Classifications

In applying the Nova Scotia Standard Land Use Classification System more than one classification can be allocated for a single property. By permitting multiple classifications, the system can remain simple yet still be effective in terms of identifying activities taking place on the property. It is important to remember not to over classify properties otherwise the system may be rendered ineffective. Generally, in order to decide which classifications should be applied, one should look at each activity and ask the question: "Would this activity be here if the other was not?" If the answer is yes then classify it, if the answer is no then it need not be noted. For example, if there is a shoe store that sells and repairs shoes, one might think to classify it as both sales and service. Upon closer scrutiny, one may notice that the repair aspect of the store is only incidental to the sales, consequently, without selling the shoes the repair aspect would not be there and should therefore not be classified as both. Similarly, a shoe repair store that sells shoe laces and insoles would not be classified as Sales and Service because the sales aspect of it is only incidental to the service aspect (repairing the shoe). However, a car dealership that has an on-site service centre would likely be classified as both sales and service because neither aspect of the business is purely incidental to the other and because the scale of both operations is large enough to make them independent of each other.



The multiplicity of classifications can stem from the primary, secondary or tertiary level. This system is designed so that its user can choose how specifically he/she would like to classify properties. Generally, one would like to make the categorization as uncomplicated as possible. Consequently, for multiple use properties that are within the same primary and secondary levels; but, have different tertiary activities, it may be better to leave the classification at the secondary level and not define each tertiary activity. For example, a property that is classified as agriculture and has all three tertiary levels of site based activities (animal housing, plant housing and storage) could be classified as AG-SB, as opposed to AG-SB-HA, AG-SB-HP and AG-SB-ST.

One might also want to consider the **management of the uses**. If there are different bodies managing a single property, i.e. hotel management and restaurant management, then both services should be classified. Furthermore, one might also consider the scale of the activity, i.e. a small garden versus a large vegetable field, whether or not the produce is marketed is not as relevant as the fact that the scale of the second one is significant enough to have the same planning implications as those land uses which are classified as agriculture.

It is up to the user of this system to decide how detailed the classifications should be, for the sake of consistency, this decision should be made early on and abided by throughout the classification process. Therefore, it is best to consider for what purposes this information is being collected prior to the classification process. Knowing why you need this information will indicate how specific it needs to be.

The flexibility of this classification system is an asset and the user of the system should exercise this flexibility. Permitting classifications to stop at any level (primary, secondary or tertiary) and allowing more than one classification per property allows for the ability to provide full descriptions of areas at any level of detail. Furthermore, if one is not sure about the secondary or tertiary level of the property, that information need not be entered, hence, there is no need to input incorrect information. Nevertheless, it is important to remember that carelessly allocating classifications to properties will result in a less than adequate record of information; therefore, it is advised that prior to commencing field/survey work the surveyor is familiar with the classification system and is aware as to how it will be adopted.

The following diagrams provide some examples of multiple classifications:

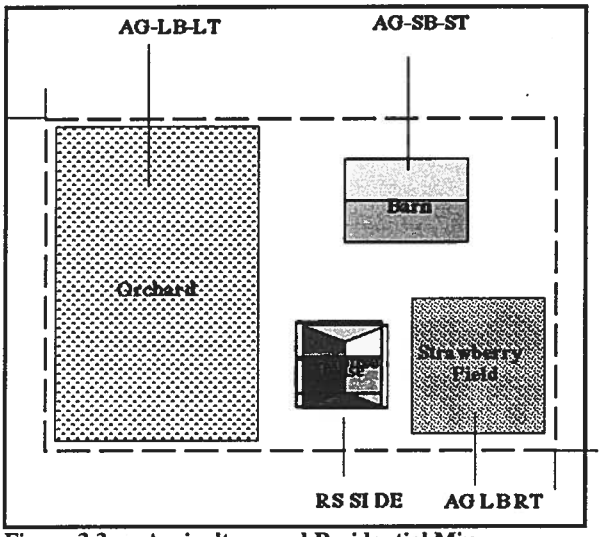


Figure 3.3 Agriculture and Residential Mix

Figure 3.3 *is a predominantly agricultural site. At the primary level it would be classified as both* ***Agriculture*** *and* ***Residential****. These classifications may be further defined at the tertiary level as is shown on the diagram.*

Figure 3.4 *demonstrates a residential, sales and service mix. This is a common phenomenon. In this case all three primary uses would be recorded and depending on the required level of detail, each different secondary and tertiary classification could also be recorded.*

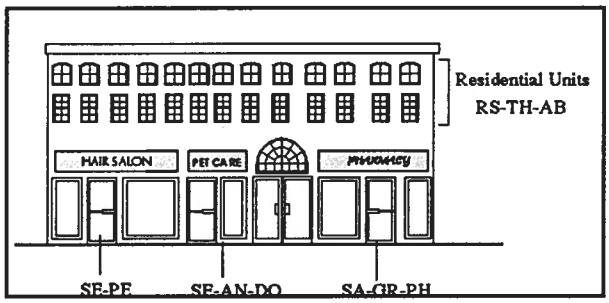


Figure 3.4 Residential, Sales and Service Mix

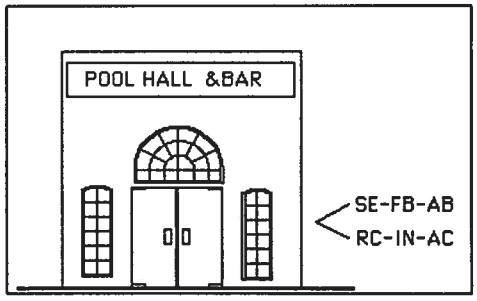


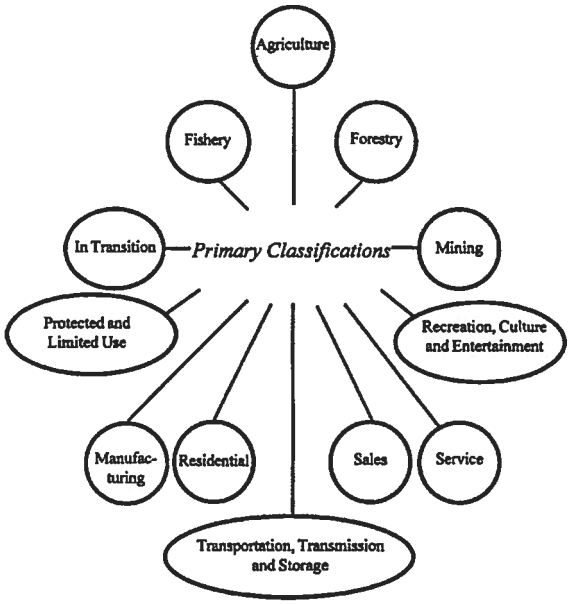
Figure 3.5 Recreation, Culture and Entertainment and Service Mix.

Figure 3.5 *demonstrates a situation where 2 different primary uses are taking place at the same location on a single property. Here the facility provides a pool hall, which is considered Recreation, Culture and Entertainment, and a bar, which is considered a Service. Both these activities could take place independently of each other, i.e. the pool hall could exist without the bar feature and vice versa. Therefore, both primary uses would be indicated. Using the same logic, one would continue classifying the property to the preferred level of detail.*

Primary Classifications

The twelve primary classifications are:

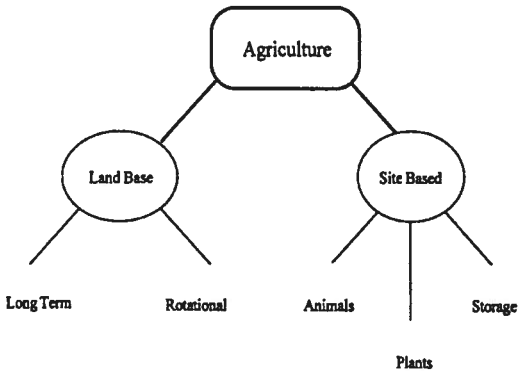
- Agriculture
- Fishery
- Forestry
- In transition
- Mining
- Protected and Limited Use
- Recreation, Culture and Entertainment
- Manufacturing
- Residential
- Sales
- Service
- Transportation, Transmission and Storage



Any type of land use should fall under one of the above classifications.

Just as there is an overall rationale to how these classifications were brought about, so too is there a rationale for each primary classification which was used in developing secondary and tertiary levels. The following sections reveal additional considerations used to develop the classifications. By understanding why certain classifications were created, the user can better apply these classifications.

Rationale for Specific Classifications



Agriculture

This classification has been kept very simple for the benefit of the general classification user. This classification is designed to identify when events happen and is based on the activity taking place not the products being developed. Agricultural support industries are classified according to their actual activity rather than their affiliation and as such are not classified under agriculture. For example, a farm house would be classified under Residential not Agriculture.

There are two secondary classifications: Land Based and Site Based. The secondary classifications are designed to separate activities based on how the land is used. The **Land Based** activities are those which directly use the land and which take place at that location as a result of the land's ability to sustain it. Unlike the land based activities, the **Site Based** activities are less reliant on the topography and type of land/soil used. These activities always involve a building and generally the activity taking place within the building. Site based activities are more flexible in terms of relocating than land based activities, this type of information may be very useful to planners.

The tertiary levels of these classifications further identify the type of use. Land based activities are divided according to **long term** crops and **rotational crops**. This type of information further identifies the flexibility of the land and the economic cycle of the land. Long term crops generally take a longer time to yield real revenue and need to be developed over a long period of time. Rotational crops, on the other hand, are generally fast growing crops that offer quick revenues and change on a periodic basis, thereby being quite flexible.

Tertiary levels of **Site based** activities further define the type of activity taking place, be it activity dealing with animals, plants or inanimate objects. This division of activity can be useful with regards to policy, legislation and future planning. A site based activity housing animals impacts the property's neighbours much more than an activity dealing with plants, because animals generally require more space, create noise, and produce more pungent smells. Therefore, a person referring to land use classifications can quickly recognize what kind of activity is taking place on the property and act accordingly.

Users within the agriculture industry may choose to add quadrary and quinary levels to this classification in order to have more detailed information.(See Module 3: Chapter 6 regarding how to expand classifications.) Alternatively, these users may choose to use this classification system with another system which defines types of crops or other pertinent information.

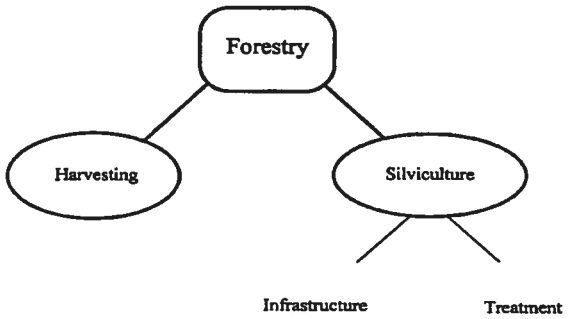
Fishery

This Classification has not as of yet been expanded upon. Anything to do with the fishery that cannot be classified by the other existing classifications should be classified simply as **Fishery**. For example, the offices of the Department of Fisheries would be classified as: **Services - Business/Office - Administration**; while aquaculture and lobster trapping sites would be classified as **Fishery**.

(Secondary and tertiary levels will be added in future versions of this classification system, based on user feedback, continued implementation, and assistance from government agencies.)

Forestry

This classification has been kept very simple for the benefit of the general classification user. Like the Agriculture classification, forestry related industries are classified according to their activity, this classification deals only with activity that is defined as **Forestry**. The sub-classifications for this category were designed to identify useable and unusable forest based activity. Consequently, there are two secondary uses: **Harvesting** and **Silviculture**. These two categories were created to identify active and passive forestry areas. Thereby indicating which areas are set aside for forestry purposes, and further noting those that are currently being harvested and those that are being prepared for harvesting. This distinction indicates to the classification user what areas will be open for development, available for a new industry or for land reclamation and which areas will continue to be used for forestry purposes.



The Silviculture classification is divided into two parts: **Infrastructure** and **Treatment**. The purpose of these tertiary categories is to act as a flag to the user, identifying those forestry areas that will be undergoing a transition and may need to be reclassified periodically. This level of detail would be particularly useful to those in the forestry industry. Other user's of the classification system may not need to classify such properties to this level of detail.

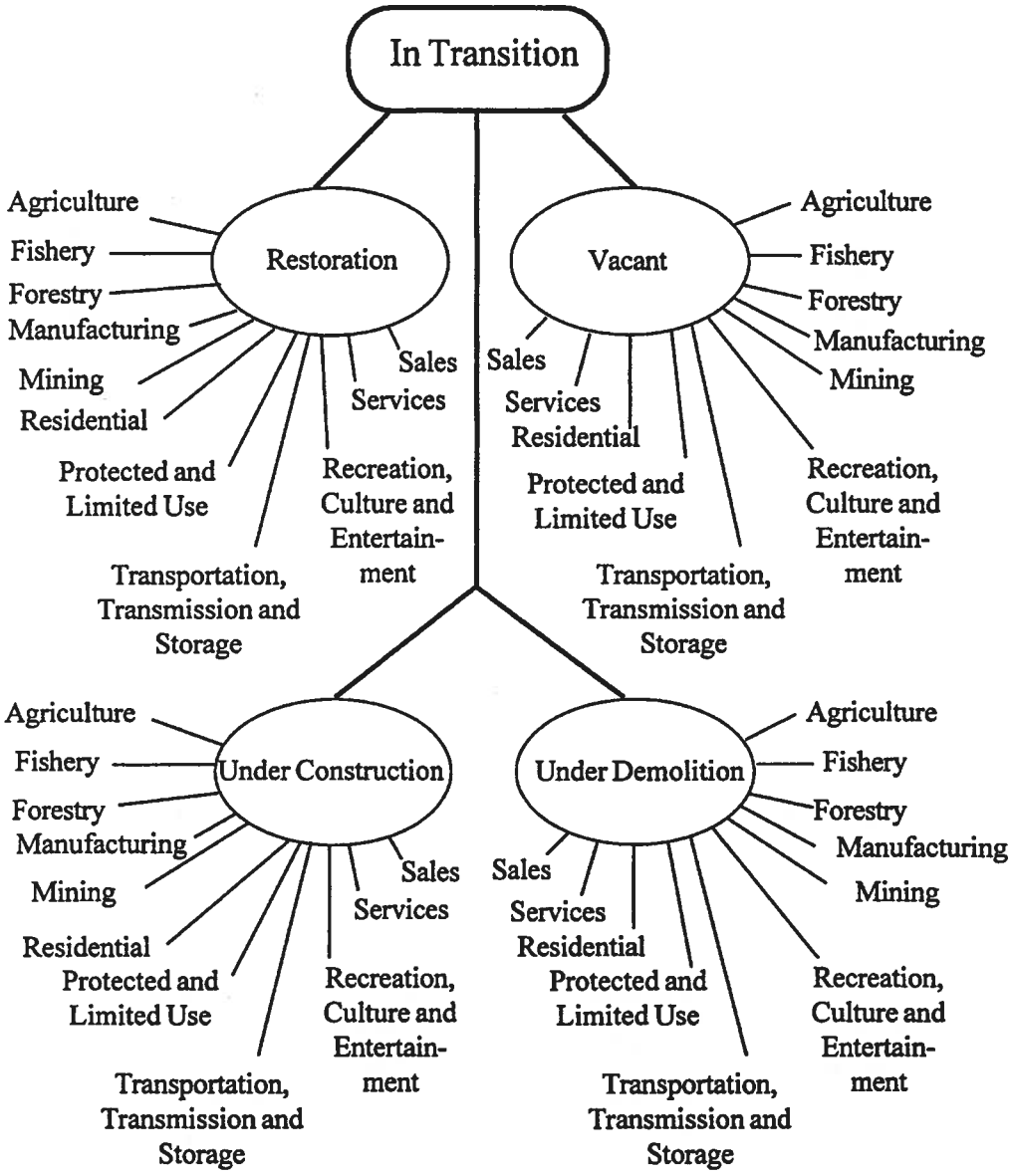
Users within the forestry industry may choose to add quadrary and quinary levels to this classification in order to have more detailed information. (See Module 3: Chapter 6 regarding how to expand classifications.) Alternatively, these users may choose to use this classification system with another system which defines types of forests or other pertinent information.

In Transition

Often there are properties whose activity is not as of yet determined because it is undergoing a transition or is currently not being used for any purpose. This classification was created to identify such properties. This classification has two purposes, the first is to act as a flag for users of the classification system to return to such properties periodically and note any changes in activity and secondly to identify potential properties available for development purposes or properties which need extra attention with regards to maintenance or public safety.

There are four secondary classifications: **Restoration, Vacant, Under Construction** and **Under Demolition**. The Restoration refers to properties that are undergoing a process

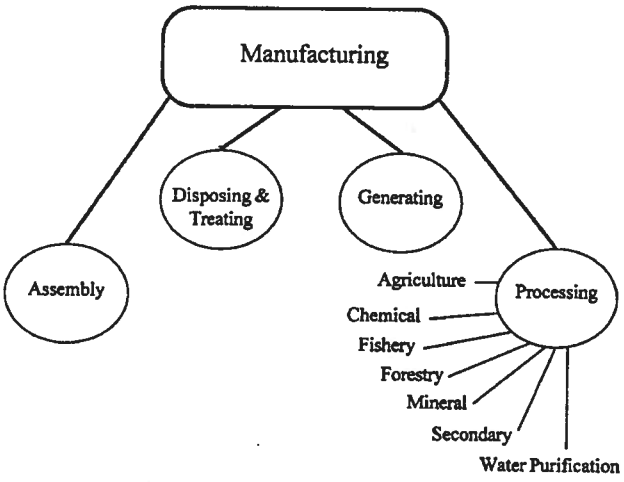
whereby they are being returned to a certain state. Vacant properties are those that have been abandoned or have not as of yet been used. Under Construction and Under Demolition are self evident.



Each secondary class is followed by tertiary classes which are in actuality the twelve primary classes. Users of the classification system may choose to attach this category to the classification in order to further define either for what the property was previously used or for what it will potentially be used, depending on the information available to the classifier. This tertiary level may give the user of the data an idea of the quality of the property.

Manufacturing

Manufacturing is a category that was once a component of the familiar classification "Industrial". Because, the Industrial classification can be applied to so many different types of land use, it has been broken down into Service; Manufacturing; and Transportation, Transmission and Storage. The Manufacturing classification focuses on those activities which pertain to the **Assembling, Disposing and Treating, Generating** or **Processing** of material. Accordingly, its secondary categories are those four classifications.



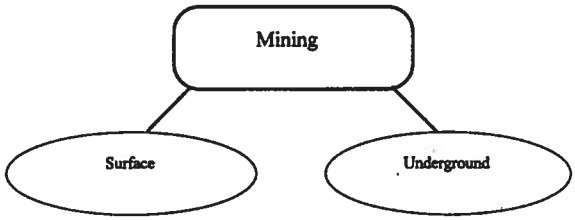
Unlike other classification systems, land use that falls under Manufacturing is first defined by the type of manufacturing and then by the type of material used in the manufacturing process, as opposed to the material it is being manufactured into. A concerted effort has been made to ensure that one does not assign classifications by the product that is made on the property but rather by the activity that is taking place.

At the Tertiary level, **Processing** is broken down into seven categories. Six of these categories are primary/natural materials, the seventh is classified as **Secondary** which refers to pre-processed material.

The user of this classification system at this level of detail will be able to determine noise levels, type of waste produced, size of trucks transporting goods, and a variety of other information that is important to planners, assessors and speculators.

Mining

Like the other raw material industries, the mining classification is kept very simple. It has been broken down into two sub-classifications: **Surface** and **Underground**. These distinctions are easily detected by anyone using the classification system.



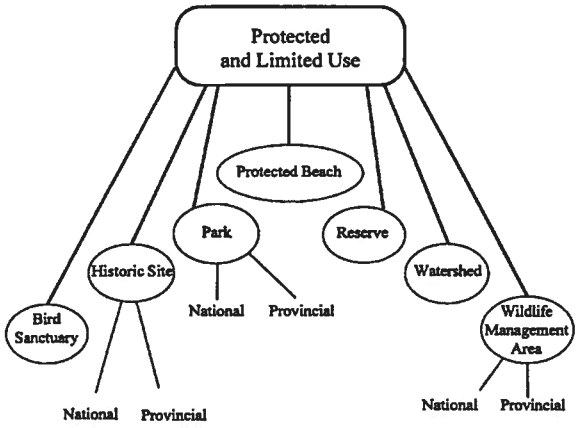
Users within the mining industry may choose to add quadrary and quinary levels to this classification in order to

have more detailed information. (See Module 3: Chapter 6 regarding how to expand classifications.) Alternatively, these users may choose to use this classification system with another system which defines types of mines or other pertinent information.

Protected and Limited Use

This classification is somewhat similar to what many people would classify areas as "Conservation", however, because this system strives to classify property on the basis of activity rather than ownership, the categories here refer to properties that have visible boundaries specifically for the purpose of protecting the property or species on the property, and to limit the use of the property for that purpose.

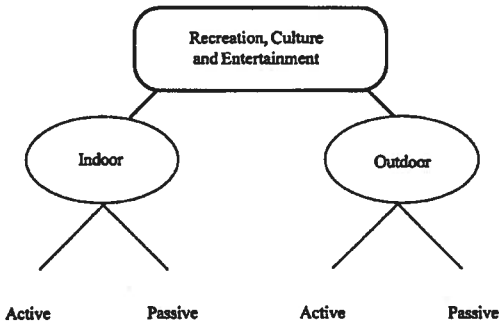
There are seven Secondary classifications. Many of these classifications overlap with other ones, such as Recreation, Culture and Entertainment. For example, the Halifax Citadel could be classified as "Historic Site - National" as well as "Recreation, Culture and Entertainment - Outdoor". It is up to the user to decide if he/she would like to use one or both of these classifications.



Three of the Secondary classifications refer to their national or provincial status at the Tertiary level. This information would be available through signs at the site or from the parks agencies. This information is given at the tertiary level, rather than earlier on in the classification process, because it does not have a specific bearing on the activity that takes place at this location. Rather these tertiary classifications refer to ownership which generally is not a feature of the classification system, but is of particular relevance for this primary classification.

Recreation, Culture and Entertainment

Often times the terms: recreation, culture and entertainment can be used for the same activity depending on who is classifying the property. To diehard baseball fans, a baseball diamond is a *cultural* place, for those who watch the sport it is *entertainment* and for those who play it find that it is *recreation*. For the less philosophical, there



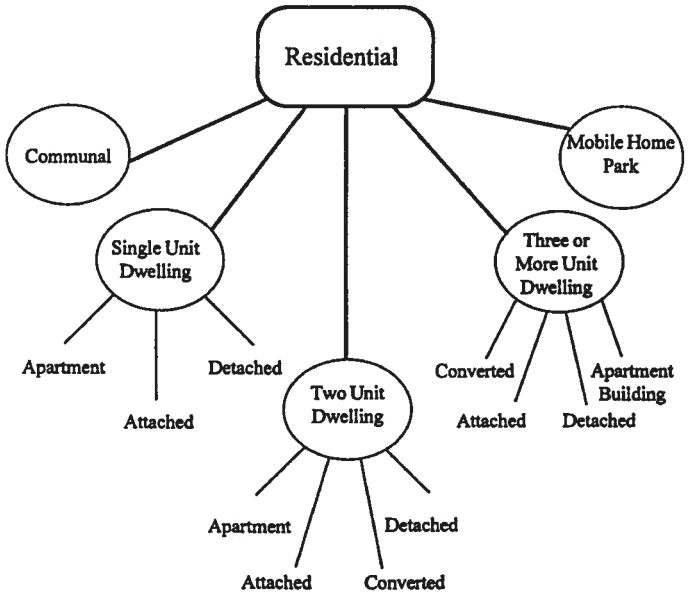
is the additional situation where a site - the Halifax Metro Centre, for example - is used for sports activities, theatrical events and rock concerts. Consequently, to avoid ambiguity or over classification of a single property, the three terms are used to define one classification. One very important aspect of this category is that the activities are not categorized in terms of ownership or user fees.

To further distinguish the classification, activity is separated by **Indoor** and **Outdoor** activities, thereby indicating whether or not the activity is reliant on a building. The tertiary classification indicates whether the activity is predominantly **Active** or **Passive**. This distinction may be useful to users of the classification system as properties classified as passive areas would be considered much more of an amenity than active ones; because passive recreation, cultural or entertainment facilities generally do not generate much noise or traffic.

Residential

The Residential classification is quite self evident. It is used to classify all types of permanent or seasonal residential establishments. The classifications do not refer to the configuration or design of the building. Nor does it use terms such as high, medium or low density that are often seen in other classification systems. These older terms are ambiguous and relate to larger areas as opposed to single parcels.

At the secondary level, the classifications indicate the number of separate dwelling units that exist on the property and at the tertiary level, the classification attempts to give the user an idea of the building type and its relationship to nearby properties. This secondary and tertiary information was deemed important especially for land valuation and population forecasting purposes.



Sales

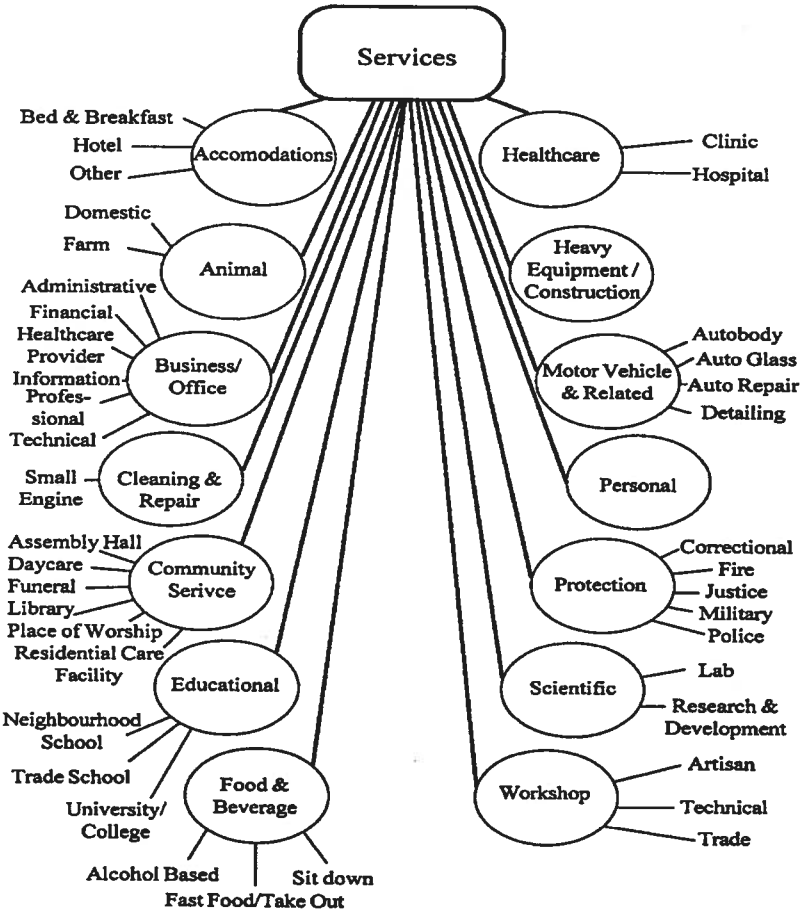
The common classification: "Commercial" has been broken down in this classification system into **Sales, Service,** and in some cases **Manufacturing**. This break down will give the user a better idea of the types of activities that take place on each classified property.

The Sales category is broken down into eight secondary categories. These categories reflect the general type of activity that takes place on the property in terms of traffic and other planning impacts. The size of the facility does not play a large role in the distinction of the categories; however, some relatively accurate assumptions can be made by looking at the secondary classification, for example, one could assume that properties classified as **Convenience** are smaller than those classified as **Shopping Mall**. (The use of and strength of assigning attributes as a part of this system will be described in Module 3: Chapter 7.) Some categories are more specific than others, such as **Motor Vehicle and Related**, because of their distinct planning impacts and their strong force on the economy. By identifying these properties, or lack of these properties, at the secondary level, the user can make quick and easy assumptions about an overall area.

The Tertiary Classifications bring the categories to a more specific level and tend to be loosely based on products using sweeping generalizations such as **Liquor** and **Food**. The user of the classification system may identify a property as **Sales - Grocery - Liquor**, and as such would not be limiting the activity to sales of liquor if in fact food stuff and some clothing items were also being sold; but, by classifying it as such, it is understood that the establishment is located on this property for the purposes of selling liquor and related products.

Services

As the Sales category comprises part of the obsolete "Commercial" classification so too does the **Services** category. This category has fourteen secondary classifications. It has been broken down as such at the secondary level because the types of activities are so different from each other. The secondary classifications categorize the basic services that exist to some degree in every community such as **health care**, **educational**,



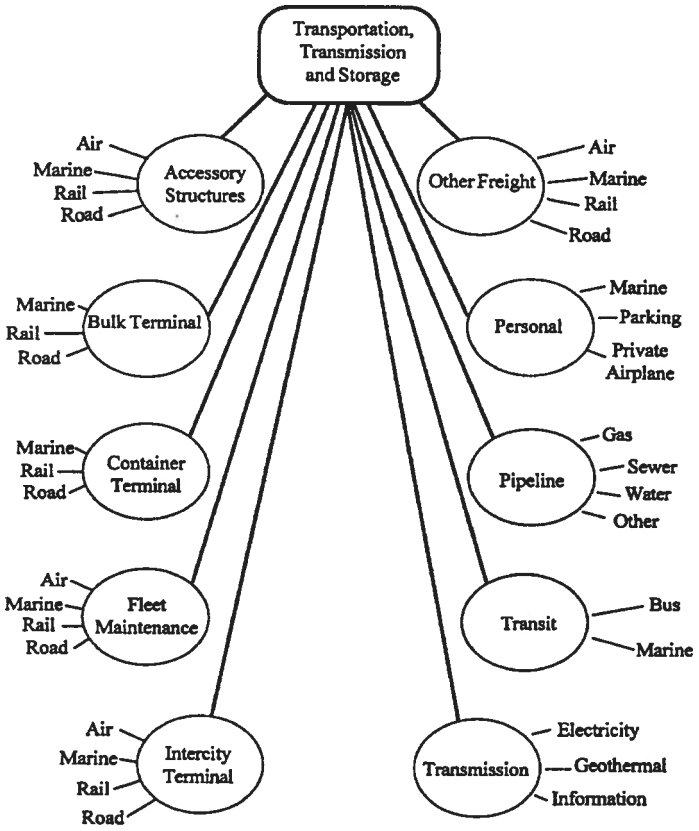
accommodations and **food and beverage**. Often times, iconographic images are used to identify where land use classified as service, such as fire stations, schools, libraries, churches and hospitals, are located on maps. Therefore, it was assumed that users of this classification system would most likely want to see these activities indicated early in the classification process. To satisfy this assumption these activities were identified at the secondary level.

The tertiary levels of these classifications further specify the classification. This level of information gives details which create a clearer picture of the type of activity that is taking place and the impact it may have on the surrounding area. For example, the secondary classification: **Health Care** is further quantified by either **Hospital** or **Clinic**. This distinction allows the classification user to know that the property with the Hospital classification is more likely to be used 24 hours a day and generates more traffic than if the property was occupied by a clinic. If left at the secondary level, the user would only know that a health care facility of some kind existed at that location.

The classifications do not indicate whether the service is private or public. The way a service is funded generally does not impact the activity taking place. Whether the service generates a profit or not is also of little consequence when categorizing it. Again, it is important to remember that what is being classified is the *type of activity* that is taking place. Users of this classification system may wish to go into further detail, this level of detail can be achieved at levels beyond the tertiary or in the form of an attribute.

Transportation, Transmission and Storage

This classification deals with activities that were usually classified under older categories such as "Utility" and/or "Industrial". However, neither of these classifications indicate the activity that is taking place. With the privatization of so many public utilities and the variety of types of activities that can take place under an Industrial classification, this new category is much clearer. The user knows that the property classified as such is being used for one or more of the following purposes: Transportation, Transmission and/or Storage. The Secondary level specifies the



activity to a greater degree and at the tertiary level the mode of the activity is indicated. This is left at a more detailed level because the mode need not be classified as it is often quite obvious by looking at a map.

Classification Code

In some past systems, classifications were assigned numeric codes. Numeric Codes have very little to do with the classifications, thereby making it very difficult to know which classification code to use with each land use. Furthermore, numeric codes limit additions to classification systems because once a series of numbers are fully exhausted the insertion of a new classification would require using an unassociated code. (See Figure 3.6)

Land Use	Hypothetical Code	Actual Code
Service	07	SE
Accommodation	071	SE-AC
Animal	072	SE-AN
Business/Office	073	SE-BU
Cleaning and Repair	074	SE-CR
Community Service	075	SE-CS
Educational	076	SE-ED
Food and Beverage	077	SE-FB
Health Care	078	SE-HC
Heavy Equipment and Construction	079	SE-HE
Motor Vehicle and Related	(no numbers left to code)	SE-MV
Transportation, Transmission and Storage	08	TR

Figure 3.6 **Comparison of Numeric and Alphabetic Codes**

Using the logical alphabetic codes, the user of the system will quickly learn to relate to and apply them. In the Nova Scotia Standard Land Use Classification System there are two letters assigned to each primary, secondary and tertiary level. These two letters when combined create a unique six letter code for the entire system. The majority of codes are easy to remember. In most cases, the code refers to the first two letters of the classification term in the primary, secondary and tertiary classes. (For example: Manufacturing - Processing - Agriculture: MA-PR-AG.) Where there is overlap, the code refers to the first two consonants. (For example: Residential : RS and Recreation: RC.) Where classifications have two or more words within each part of the hierarchy, the code refers to the first letter of the first two words. (For example: Residential - Mobile Home Park: RS-MH.) This system makes the codes easy to remember. It also makes it easier to insert new classifications at any point within the system. Subsequent levels of the classification can also be added using the same system

Module 1

Chapter 4: Tips on Conducting Land Use Surveys

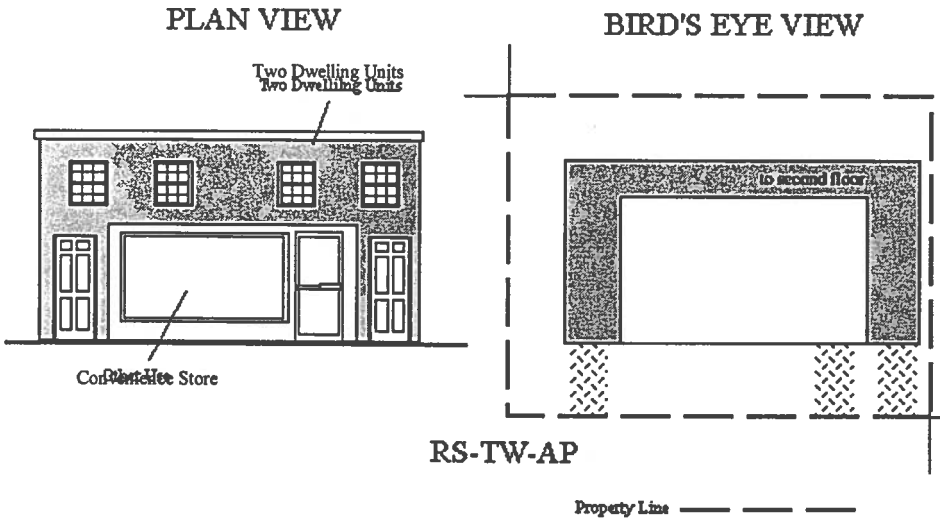
For the novice land use surveyor, this brief chapter has been added to assist you in conducting a land use survey. While technology is advancing to assist you in carrying out land use classification surveys, many of today's surveys must still be conducted through observation. This type of survey work is often called windshield surveying because it is usually done while driving down the road in a car. The surveyor assigns one or more land use classifications based on the **observed activity** that is taking place on the property. Assumptions are made based on the type of building(s) that are located there, signs that are observed, and other visible aspects of the property.

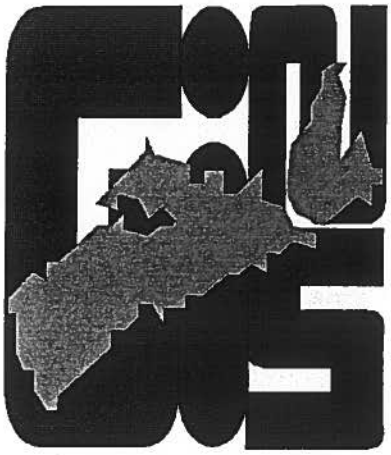
The surveyor can either drive or walk around the selected area and record the land use of each property. For the purpose of conducting a land use survey, the following should be on hand:

- a property map that has building footprints and PID numbers on it
- a data sheet on which to record land use codes and property descriptions, and
- a listing of all the classifications (such as Module 2 of this guide).

The surveyor can refer to the map to identify single properties, and note the PID number and classification on the data sheet for future data inputting purposes. The example in Figure 4.1 illustrates how one would classify a property and indicate it on a data sheet.

In some situations, it may be helpful to consult a combination of zoning maps, aerial photographs and property information to verify classification designations. Familiarity with the selected site is a definite asset. If the surveyor is not from the area, talking with neighbours and property owners, after explaining the purpose of your inquiry, can be very helpful.





Nova Scotia Standard Land Use Classification System

Module 2

Module 2

Chapter 5: Nova Scotia Standard Land Use Classification System

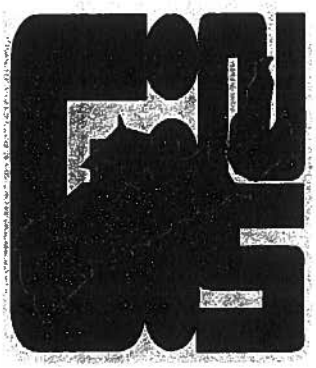
The following is a directory of the Nova Scotia Standard Land Use Classification System. .

The directory is printed in alphabetical order, by primary level, then secondary level and finally tertiary level. To assist users in finding classifications with relative ease, each classification has its own tab.

Users are invited to remove this module from the hand book and use it while conducting land use surveys in the field.

Nova Scotia

Standard Land Use Classification System



Quick Reference Guide

Agriculture — — (AG)
Land use directly associated with growing crops or raising livestock. Related activities (e.g. services, residences, product collection point, or processing plants associated with agriculture) are classified under other primary headings.

Agriculture — Land Based — (AGLB)
Property associated with outdoor farming operations carried out on relatively large areas (usually > 1ha). Land based activities are divided into two subgroups, long term and rotational cropping.

Agriculture — Land Based — Long Term Cropping System (AGLBLT)
Property on which long term cropping systems are taking place. These systems are planted to one perennial crop for an extended period of time, such as 15 years or more.
Example: orchards, vineyards and wild berry fields; permanent pasture, ginseng

Agriculture — Land Based — Rotational Cropping System (AGLBRC)
Property on which rotational cropping systems are taking place. These systems use mainly annually planted crops that are changed on a regular basis, i.e. every 1- 5 years.
Example: potatoes-grain-forage; or four years of hay followed by one of spring cereals; sod; strawberry; ploughed land; pasture (based on surrounding uses, may also be classified as AG-LB-LT)

Agriculture — Site Based — (AGSB)
Property associated with farming activities that are usually carried out indoors, but which may include an associated outdoor component. Agricultural site based activities are divided into three subgroups: housing animals, housing plants, and storage.

Agriculture — Site Based — Housing Animals (AGSBHA)
Property on which farm animals are housed, fed, and cared for. This classification may provide for animal shelter as well as open air feeding and holding areas, such as paddocks or training areas.
Example: barns for beef or dairy, poultry, keeping animals for food and fur, beehives

Agriculture — Site Based — Housing Plants (AGSBHP)
Property on which plants are grown in a controlled, indoor/sheltered environment.
Example: greenhouse, outdoor nursery, mushroom production

Agriculture — Site Based — Storage (AGSBST)
Property on which farm products or machinery are stored.
Example: granaries; silos; corn cribs; tractor shed

Fishery — — (FI)

Land use pertaining to the growing and harvesting of aquatic species. (Fishery resources include all vertebrate and invertebrate animals and all plants which spend all or part of their life in aquatic and marine environments.)

Forestry — — (FO)
Land use associated with the managing and harvesting of trees. Includes land which is actively being cut and/or is designated for cutting, producing new trees for transplant, and being restocked for forestry uses.

Forestry — Harvesting — (FOHA)
Property on which the harvesting of developed forest stands is taking place. Includes land where the cutting, logging, felling and bucking of trees is presently active or designated.

Forestry — Silviculture — (FOSI)
Land use related to the development of forest stands to prepare for the best return at the time of harvest. Silviculture is a branch of forestry dealing with development and care of forests, (in some cases silviculture is to do nothing with the land).
Example: reforestation, regeneration area

Forestry — Silviculture — Infrastructure (FOSIIN)
Property on which infrastructure for influencing silviculture land use is being prepared.
Example: seedling nurseries

Forestry — Silviculture — Treatment (FOSITR)
Property on which activities pertaining to the treatment of silviculture areas is taking place.
Example: thinning, scarification, spraying.

In Transition — — (IT)

In Transition — Restoration — (ITRE)

In Transition — Restoration — Agriculture (ITREAG)
Example:

In Transition — Restoration — Fishery (ITREFI)
Example:

In Transition — Restoration — Forestry (ITREFO)
Example:

In Transition — Restoration — Manufacturing (ITREMA)
Example:

In Transition — Restoration — Mining (ITREMI)
Example:

In Transition — Restoration — Protected and Limited Use (ITREPL)
Example:

In Transition — Restoration — Recreation, Culture and Entertainment (ITRERC)
Example:

In Transition — Restoration — Residential (ITRERS)
Example:

In Transition — Restoration — Sales (ITRESA)
Example:

In Transition — Restoration — Services (ITRESE)
Example:

In Transition — Restoration — Transportation, Transmission and Storage (ITRETR)
Example:

In Transition — Under Construction — (ITUC)

In Transition — Under Construction — Agriculture (ITUCAG)
Example:

In Transition — Under Construction — Fishery (ITUCFI)
Example:

In Transition — Under Construction — Forestry (ITUCFO)
Example:

In Transition — Under Construction — Manufacturing (ITUCMA)
Example:

In Transition — Under Construction — Mining (ITUCMI)
Example:

In Transition — Under Construction — Protected and Limited Use (ITUCPL)
Example:

In Transition — Under Construction — Recreation, Culture and Entertainment (ITUCRC)
Example:

In Transition — Under Construction — Residential (ITUCRS)
Example:

In Transition — Under Construction — Sales (ITUCSA)
Example:

In Transition — Under Construction — Services (ITUCSE)

In Transition — Under Construction — Transportation, Transmission and Storage (ITUCTR)
Example:

In Transition — Under Demolition — (ITUD)
Example:

In Transition — Under Demolition — Agriculture (ITUDAG)
Example:

In Transition — Under Demolition — Fishery (ITUDFI)
Example:

In Transition — Under Demolition — Forestry (ITUDFO)
Example:

In Transition — Under Demolition — Manufacturing (ITUDMA)
Example:

In Transition — Under Demolition — Mining (ITUDMI)
Example:

In Transition — Under Demolition — Protected and Limited Use (ITUDPL)
Example:

In Transition — Under Demolition — Recreation, Culture and Entertainment (ITUDRC)
Example:

In Transition — Under Demolition — Residential (ITUDRS)
Example:

In Transition — Under Demolition — Sales (ITUDSA)
Example:

In Transition — Under Demolition — Services (ITUDSE)
Example:

In Transition — Under Demolition — Transportation, Transmission and Storage (ITUDTR)
Example:

In Transition — Vacant — (ITVA)

In Transition — Vacant — Agriculture (ITVAAG)
Example:

In Transition — Vacant — Fishery (ITVAFI)
Example:

In Transition — Vacant — Forestry (ITVAFO)
Example:

In Transition — Vacant — Manufacturing (ITVAMA)
Example:

In Transition — Vacant — Mining (ITVAMI)
Example:

In Transition — Vacant — Protected and Limited Use (ITVAPL)
Example:

In Transition — Vacant — Recreation, Culture and Entertainment (ITVARC)
Example:

In Transition — Vacant — Residential (ITVARS)
Example:

In Transition — Vacant — Sales (ITVASA)
Example:

In Transition — Vacant — Services (ITVASE)
Example:

In Transition — Vacant — Transportation, Transmission and Storage (ITVATR)
Example:

Manufacturing — — (MA)
Land use associated with making or changing tangible or intangible things.

Manufacturing — Assembly — (MAAS)
Property on which processed materials are assembled into products.
Example: assembling of car parts to make the car, assembling of pages of newspaper to be delivered to end user clients, assembling of material to make clothing; making prefab houses, furniture, scientific equipment, appliances

Manufacturing — Disposing & Treating — (MADT)
Property on which waste is processed into a useful product or is processed so as to be less harmful to the environment.
Example: land fill site, recycling depot, incinerator, garbage sorting depot, toxic waste treatment plant, metal scrap yards.

Manufacturing — Generating — (MAGE)
Property associated with the production of electric energy and heat from various sources.
Example: energy conversion from wind, sun, water, fossil fuel, atomic fission
windmill, solar collector system, hydro-electric and associated control dams and power house, thermal energy plant, diesel electricity generator, nuclear power plant

Manufacturing — Processing — (MAPR)
Property on which tangible or intangible things are put through a method of operations which produce something new.

Manufacturing — Processing — Agriculture (MAPRAG)
Property associated with the altering of raw agricultural products, both animal and plant.
Example: milk processing; blueberry sorting; flour milling; rendering plants; abattoir; tanning, curing and finishing leather; spinning cotton and wool yarn

Manufacturing — Processing — Chemical (MAPRCH)
Property associated with the manufacturing of chemically based products.
Example: companies associated with the production of pharmaceuticals, fertilizer, and synthetic resins

Manufacturing — Processing — Fishery (MAPRFI)
Property associated with the processing of aquatic species.
Example: lobster cannery, fish processing plant (cleaning, filleting, icing, packing, pickling, drying), smoke house

Manufacturing — Processing — Forestry (MAPRFO)
Property associated with the processing of forest products.
Example: Pulp and paper factory, sawmills, shingle mills, veneer and plywood mills

Manufacturing — Processing — Mineral (MAPRMI)
Property associated with the processing of minerals.
Example: crushing, screening, washing of extracted material, production of cement, abrasives, glass;
iron steel mills; processing coal, refining petroleum, brickwork', cement plant, asphalt, wall board, steel plant, stone works, lime kilns, coking plant.

Manufacturing — Processing — Secondary (MAPRSE)
Property associated with the processing of processed goods so as to make them useful as is, or in combination with other materials.
Example: cement making, printing & publishing, drywall production;
food production such as soup, pickles, jams, jellies bakery products, beverages; weaving fabrics, rugs; furniture; paint; plastics.

Manufacturing — Processing — Water Purification (MAPRWP)
Property associated with the production of clean water.

Mining — — (MI)
Land use which is related to the extraction, development, containment and disposal of non-renewable resources, such as: minerals, stone, soil, coal, oil, gas, geothermal and water resources.

Mining — Surface — (MISU)
Property which is associated with extraction activities that take place on the land's surface and near surface, such as quarrying, strip mining, open-pit mining, peat and top-soil removal.
Example: coal mining; mining metallic minerals, quarrying industrial minerals, quarrying bedrock and other consolidated minerals; extracting sand, gravel, clay, and other unconsolidated materials; placer mining; tailings mining; peat extraction; top-soil removal.

Mining — Underground — (MIUN)
Property which is associated with extraction activities of various commodities from geological sources, that take place beneath the land's surface and through an opening such as a mine shaft, decline, adit, drill or well hole.
Example: mining: coal (and other solid fuels); metallic minerals; industrial minerals (asbestos, grindstone); minerals for building materials (gypsum, plaster, asphalt); potash and salts, iron ore, non-ferrous metal ores
extraction: oil and gas; ground water

Protected and Limited Use — — (PL)

Protected and Limited Use — Bird Sanctuary — (PLBS)
Protect migratory bird habitat and are administered by the Canadian Wildlife Service. Sanctuary designation remains with land owner consent. Hunting and other activity harmful to migratory birds, eggs, nests or habitat is not permitted.
Example:

Protected and Limited Use — Historic Site — (PLHS)
Example:

Protected and Limited Use — Historic Site — National (PLHSNA)
Commemorate persons, places and events declared of national significance. Historic parks provide realistic environments where historic resources can be seen in their natural and cultural context, and historic sites display palques or monuments.
Example:

Protected and Limited Use — Historic Site — Provincial (PLHSPR)
Urban and rural areas that contain properties with historical architectural value. The Heritage Property Act enables municipalities to establish these areas and to control alterations to existing structures, demolition and the design of new structures.
Example:

Protected and Limited Use — Park — (PLPA)
Example:

Protected and Limited Use — Park — National (PLPANA)
Protect representative examples of Canada's land and marinescapes. Resource-based activities are prohibited in these areas, although in some new parks subsistence activities such as hunting and fishing are permitted. Nova Scotia has two National Parks.
Example:

Protected and Limited Use — Park — Provincial (PLPAPR)
Designated under the Parks Act to protect significant environmental, cultural and heritage resources, and opportunities for outdoor recreation. Regulations prohibit activity such as mineral exploration, mining, cutting/removal timber, hunting and trapping.
Example:

Protected and Limited Use — Protected Beach — (PLPB)
Are dedicated in perpetuity for the benefit, education and enjoyment of present and future generations of Nova Scotians. They include all lands designated as beach under the Beaches Act and lying seaward of mean high water mark.
Example:

Protected and Limited Use — Reserve — (PLRE)
Are Crown lands designated under the Parks Act, or by the Department of Natural Resources, to protect areas with the potential to be a provincial park. Land use restrictions within park reserves are consistent with provincial park restrictions.
Example:

Protected and Limited Use — Watershed — (PLWA)
Contain ground water or surface water sources for municipal or industrial use and designated under the Environment Act. Area boundaries are legally defined and consist of part or all of a watershed.
Example:

Protected and Limited Use — Wildlife Management Area — (PLWM)
And Sanctuaries are declared for the management of wildlife and habitat under the Wildlife Act. In some areas limited hunting and trapping may be allowed, in other regulations limit activities deemed to be detrimental to wildlife management objectives.
Example:

Protected and Limited Use — Wildlife Management Area — National (PLWMNA)
Protect endangered wildlife habitat and usually, wetlands owned and managed by the Canadian Wildlife Service. Some are co-managed with Ducks Unlimited. Bird watching, fishing and hunting are allowed, some allow farmers to cut hay and graze livestock.
Example:

Protected and Limited Use — Wildlife Management Area — Provincial (PLWMPR)
Example:

Recreation, Culture and Entertainment — — (RC)
Land use associated with leisure which can be participatory or spectator oriented.

Recreation, Culture and Entertainment — Indoor — (RCIN)
Property associated with leisure which can be participatory or spectator oriented which takes place in a predominantly roofed in and walled structure (may or may not be winterized).
Example: museum, art gallery, science centre, video arcade

Recreation, Culture and Entertainment — Indoor — Active (RCINAC)
Property associated with refreshment of body or mind, be it through exercise, amusement, or competitive sporting (whether organized or not), contained in a roofed in and walled structure (may or may not be winterized).
Example: skating arena, physical fitness club, gym, bowling alley

Recreation, Culture and Entertainment — Indoor — Passive (RCINPA)
Property associated with facilities providing for relaxation, informal exercise, nature appreciation, environmental education, diversion or spectator oriented amusement, in a predominantly indoor setting.
Example: movie theatre, concert hall, theatre, indoor park

Recreation, Culture and Entertainment — Outdoor — (RCOD)
Predominantly open air property associated with leisure which can be participatory or spectator oriented, on land or water.
Example: zoo, dog race, camp ground

Recreation, Culture and Entertainment — Outdoor — Active (RCODAC)
Predominantly open air property associated with refreshment of body or mind, be it through exercise, amusement, competitive sporting (whether organized or not), on land or water.
Example: tennis court, gulf course, play ground, soccer field, amusement park, hunting and trapping grounds, horse back riding track, horse track, dog track.

Recreation, Culture and Entertainment — Outdoor — Passive (RCODPA)

Property associated with facilities providing for relaxation, informal exercise, nature appreciation, environmental education, diversion or spectator oriented amusement, in a predominantly outdoor setting , on land or water.

Example: picnic area, public garden, amphitheatre, national monument

Residential — — (RS)
Land use related to human habitat, i.e. where people live. Can be either permanent or seasonal. Note: some definitions allow for a dwelling unit to be shared with uses other than residential, if this is the case the other land use should be classified too.

Residential — Communal — (RSCM)
Property associated with a residence which contains multiple living units with a shared kitchen and bath.
Example: bunk houses for hired help (i.e. on farms), frat houses, convents, monasteries, dormitories.

Residential — Mobile Home Park — (RSMH)
Property relating to a parcel on which pads for the placement of mobile homes are rented. The parcel must facilitate the placement of two or more mobile homes. Note: a mobile home is a building designed for transportation, after fabrication.

Residential — Single Unit Dwelling — (RSSI)
Property associated with a residence which contains one self contained dwelling unit that has its own kitchen and bath facilities.

Residential — Single Unit Dwelling — Apartment (RSSIAP)
Property associated with a single unit dwelling which is attached to one or more units which are used for non-residential purposes.
Example: See diagram 1

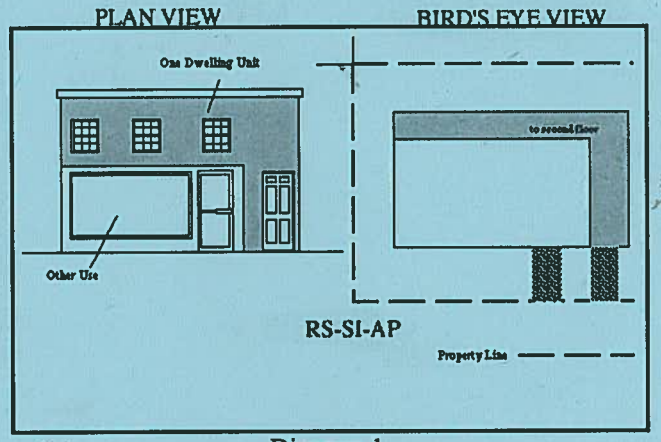


Diagram 1.

Residential — Single Unit Dwelling — Attached (RSSIAT)
Property associated with a free standing single unit dwelling which has one or more walls in common with other dwelling units, but is situated on its own parcel.
Example: single unit of a town house (diagram 2) or semi-detached house (diagram 3) on its own parcel

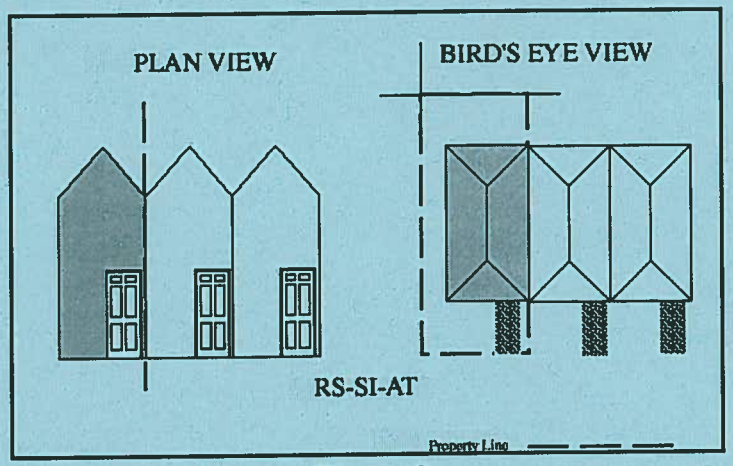


Diagram 2.

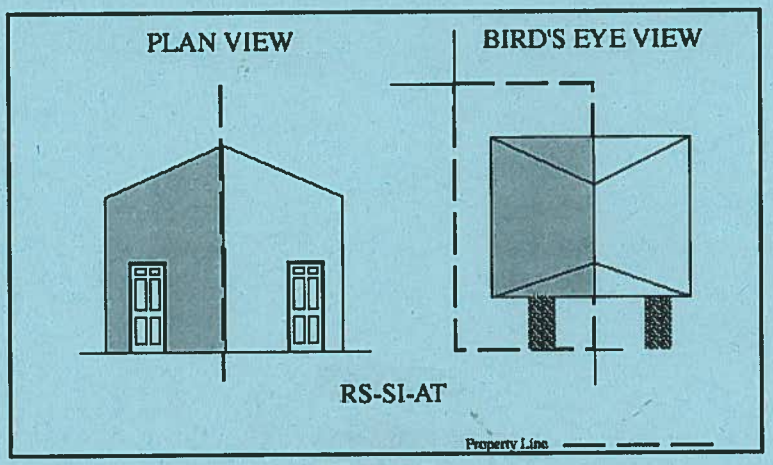


Diagram 3.

Residential — Single Unit Dwelling — Detached (RSSIDE)
Property associated with a free standing single unit dwelling which has no walls in common with other dwelling units.
Example: mobile homes on single parcels, or diagram 4

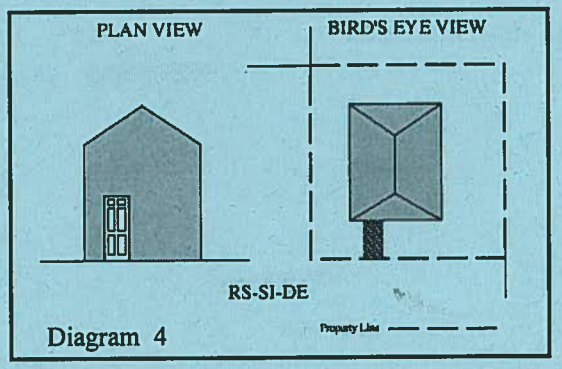


Diagram 4

Residential — Three or More Units — (RSTH)
Property associated with a single residential structure or parcel containing three or more dwelling units, two of which must be residential units while the remaining may or may not. (See other classifications to classify adjoining use.)

Residential — Three or More Units — Apartment Building (RSTHAP)
Property associated with a residential structure, other than a townhouse, intended to contain three or more dwelling units, two of which must be a residential units while the remaining may or may not.(See other classifications to classify adjoining use.)
Example: diagrams 5, 6, and 7

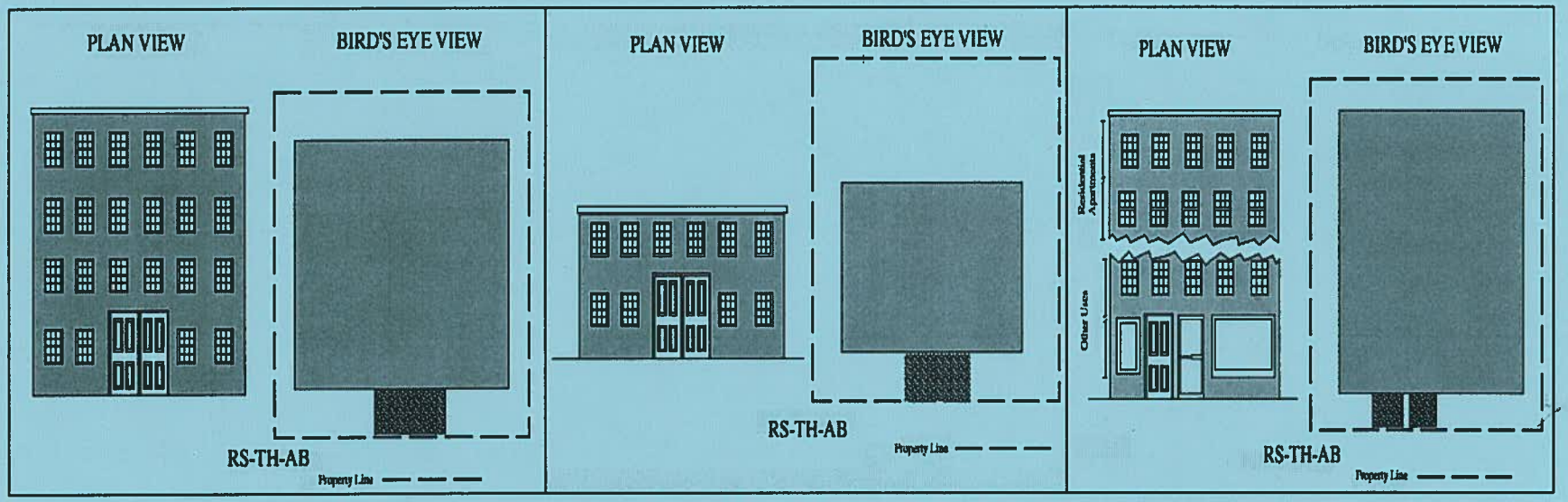


Diagram 5. Diagram 6. Diagram 7.

Residential — Three or More Units — Attached (RSTHAT)
Property associated with a linear row of dwelling units each sharing one or two common walls with other dwelling units. Two of these units must be residential while the remaining may or may not. (See other classifications to classify adjoining use.)
Example: Diagram 8, town house on one property

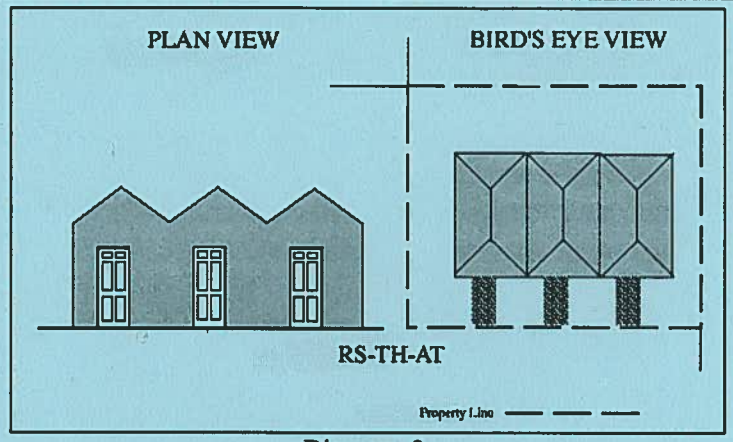


Diagram 8.

Residential — Three or More Units — Converted (RSTHCO)
Property associated with a residential building that appears to be a house but has been subdivided into three or more units. If the house has been converted so much so that it has changed the streetscape, then consider it RSTHAP.
Example: diagram 9 and 10

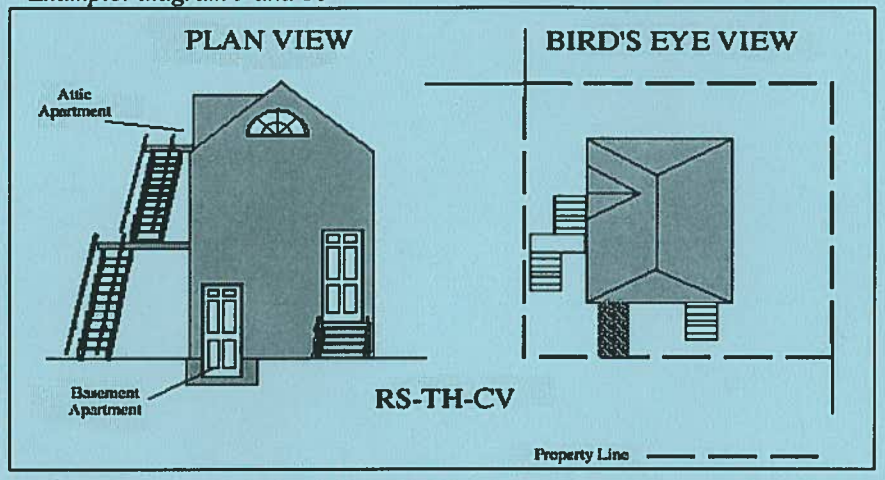


Diagram 9

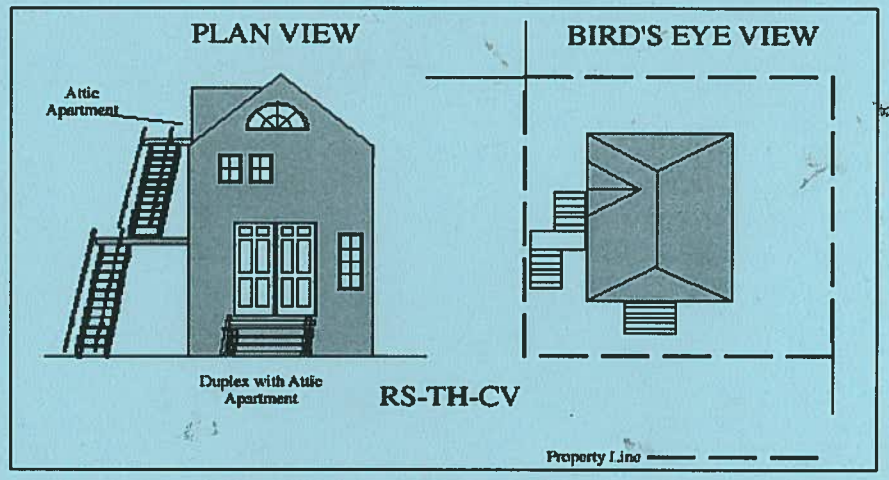


Diagram 10

Residential — Three or More Units — Detached (RSTHDE)
Property associated with three or more single unit residential structures.
Example: residential complex, diagram 11.

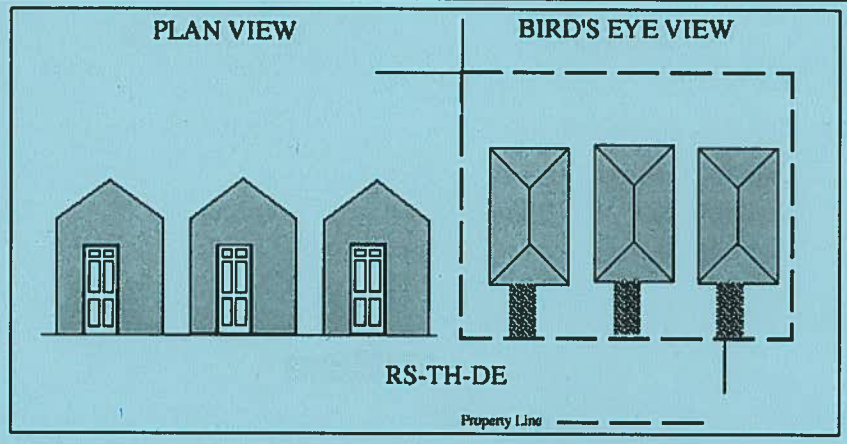


Diagram 11.

Residential — Two Unit Dwelling — (RSTW)
Property associated with a single residential structure or parcel which contains two units, one of which must be residential while the other may or may not be a residential use. (See other classifications to classify adjoining use.)

Residential — Two Unit Dwelling — Apartment (RSTWAT)
Example: Diagram 12

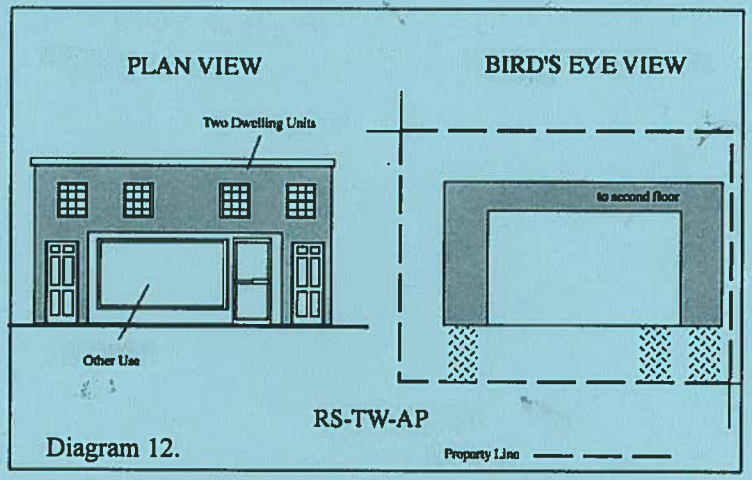


Diagram 12.

Residential — Two Unit Dwelling — Attached (RSTWAT)

Property associated with two units that have one common wall or located one on top of another on the same land parcel; where one unit is a residential use while the other may or may not be so. (See other classifications to classify adjoining use.)

Example: semi-detached on one property (diagram 13), duplex (diagram 14)

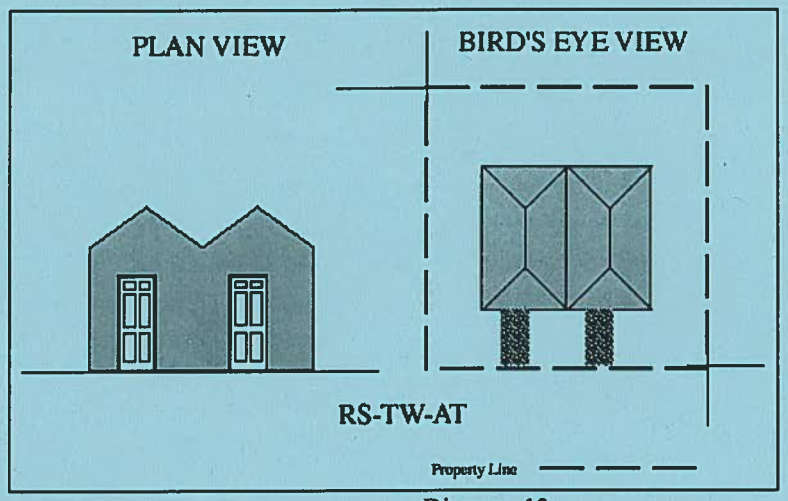


Diagram 13.

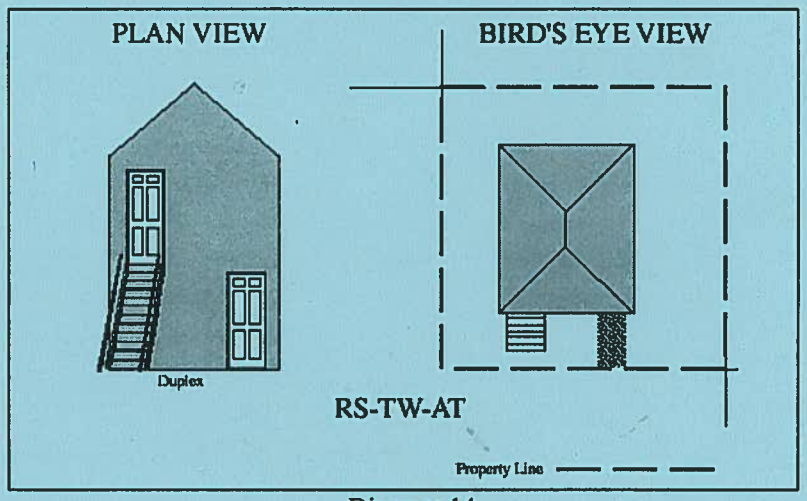


Diagram 14.

Residential — Two Unit Dwelling — Converted (RSTWCO)
Property associated with a residential structure which has been built or converted to provide a main dwelling unit and an accessory dwelling unit.
Example: house with attic apartment (diagram 15) or basement apartment (diagram 16)

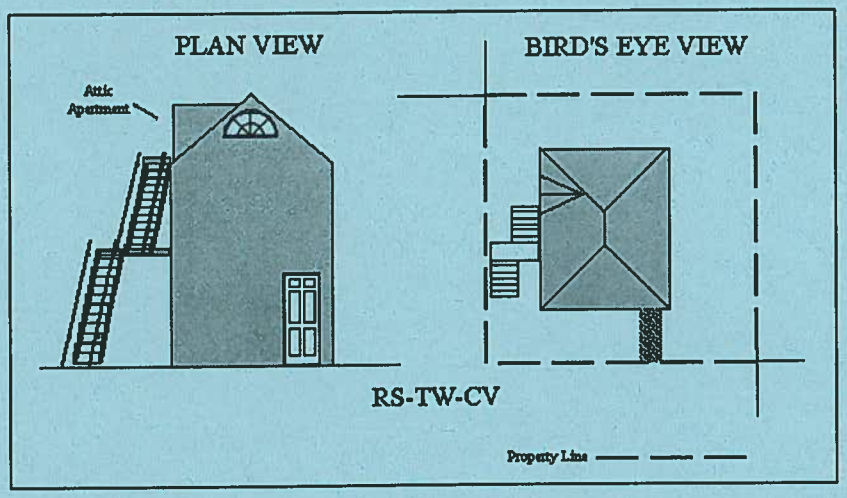


Diagram 15.

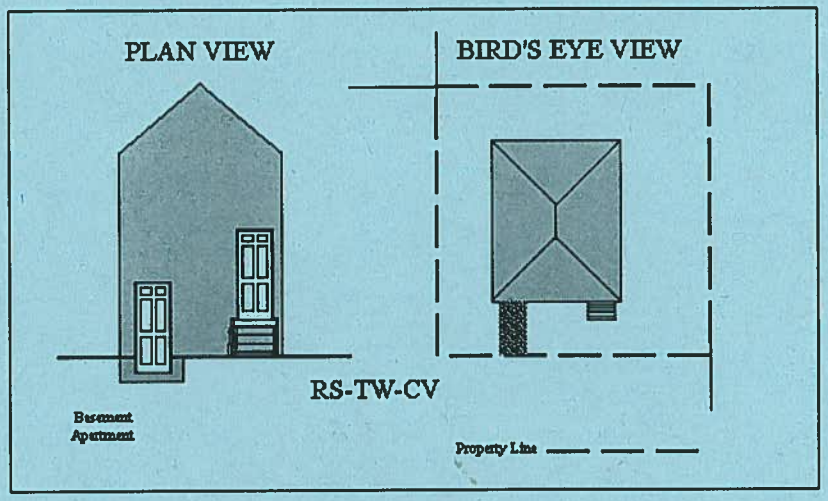


Diagram 16.

Residential — Two Unit Dwelling — Detached (RSTWDE)
Property associated with two single detached residential structures on one property.
Example: house and garden suite, diagram 17

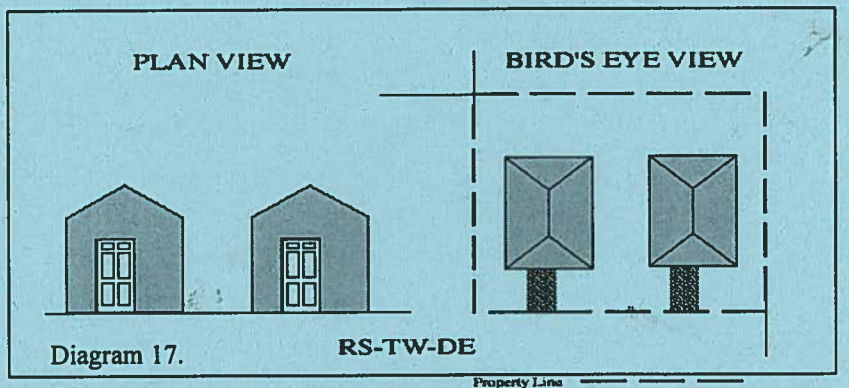


Diagram 17.

Sales — — (SA)
Land use associated with the trading of money for goods.

Sales — Convenience Store — (SACS)
Property associated with a retail store offering a wide variety of goods for sale, designed to cater to a primarily neighbourhood trade.
Example: "Needs", corner store

Sales — Factory Home — (SAFH)
Example:

Sales — General Merchandise — (SAGM)
Property associated with the sale and/or rental of the occasionally purchased goods, i.e. clothing, audio and video equipment, tools.
Example:

Sales — General Merchandise — Building Supplies (SAGMBS)
Property associated with the sale and/or rental of building equipment and tools, used for large scale construction, repair and renovations.
Example: "Nova Specialty Building Materials"; masonry, roofing materials, gyprock, drywall, patio tiles

Sales — General Merchandise — Department/Warehouse Store (SAGMDW)
Property associated with a large retail establishment selling various types of merchandise, and organized by departments.
Example: "Eatons", "the Bay", "Sears", " Zellers", "Price Club"

Sales — General Merchandise — Farm Market (SAGMFM)
Property predominantly associated with the sale and/or rental of farming accessories, supplies and farming equipment used for maintenance of produce, that are not motorized vehicles.
Example: ploughs, milking machine, fencing

Sales — General Merchandise — Garden Supplies (SAGMGS)
Property associated with the sale and/or rental of gardening and landscaping supplies.
Example: fencing, hedge clippers, lawn mower, plants, fertilizer

Sales — General Merchandise — Specialty (SAGMSP)
Property associated with the sale and/or rental of single category goods, i.e. clothing, audio/video, home hardware.
Example: clothing ("The Gap"), audio/video ("Sam's"), "Home Hardware"

Sales — Grocery — (SAGR)
Property associated with the sale of perishable or replenishable goods.

Sales — Grocery — Farm Market (SAGRFM)
Property associated with the sale of local produce.
Example: Annapolis Valley road side markets

Sales — Grocery — Food (SAGRFD)
Property associated with the sale of food stuffs and household supplies.
Example: "IGA", "Sobeys"

Sales — Grocery — Liquor (SAGRLI)
Property associated with the sale of alcoholic beverages.
Example: Liquor store, wine store

Sales — Grocery — Pharmacy (SAGRPH)
Property associated with the dispensing and sale of medicine as well as other personal and household products.
Example: "Lawtons", "Shopper's Drug Mart", pharmacy

Sales — Grocery — Specialty (SAGRSP)
Property associated with the sale of items that may be categorized under farm market, food, liquor, or pharmacy but are usually found in small scale boutique like stores.
Example: candy/confection shop, natural food store, bakery, dried fruit and nuts store

Sales — Motor Vehicle & Related Services — (SAMV)
Property associated with the sale and/or rental of motorized vehicles and related accessories.

Sales — Motor Vehicle & Related Services — Airborne Vehicle (SAMVAV)
Property associated with the sale and/or rental of motorized air related equipment and vehicles, or parts thereof, that are not meant for recreational use.
Example: planes, helicopters

Sales — Motor Vehicle & Related Services — Automotive (SAMVAU)
Property associated with the sale and/or rental of automotive vehicles, or parts thereof, that are not used for industrial, agricultural or construction purposes.
Example: car dealers, car rental agencies

Sales — Motor Vehicle & Related Services — Gas Station (SAMVGS)
Property associated with the sale of gas. (See SE-MV-MR to classify associated service centre if one exists.)
Example:

Sales — Motor Vehicle & Related Services — Heavy Equipment (SAMVHE)
Property associated with the sale and/or rental of motorized heavy equipment, or parts thereof, used for construction, transport or industrial purposes i.e. mining, agriculture, forestry, etc.
Example: agricultural machinery, cement mixer, tractor, industrial equipment

Sales — Motor Vehicle & Related Services — Marine (SAMVMA)
Property associated with the sale and/or rental of motorized water related equipment, or parts thereof, that are not meant for recreational use.
Example: ships, boats, cargo ships

Sales — Motor Vehicle & Related Services — Recreational Vehicle (SAMVRV)
Property associated with sale and/or rental of motorized equipment, or parts thereof, used predominantly for recreational purposes. Vehicles can be used air, in water or on land.
Example: skidoo, jet ski's, pleasure boats, ultra-light airplane

Sales — Motor Vehicle & Related Services — Small Engine (SAMVSE)
Property associated with the sale and/or rental of non-recreational, small engine motorized equipment.
Example: motorized tools i.e. lawn mower, chain saw, hand drill; e.g. Toro, Black & Decker

snowmobiles, motorcycles

Sales — Shopping Mall — (SASM)
Property associated with a complex having a variety of separate businesses both service and retail. (See SA-GM-DS for department stores, SA-GR-FD for grocery stores.)
Example: MicMac Mall, Halifax Shopping Centre

Sales — Shopping Mall — Enclosed Facility (SASMEF)
Example:

Sales — Shopping Mall — Strip Map (SASMSM)
Example:

Sales — Wholesale — (SAWS)
Example:

Sales — Workshop — (SAWO)
Example:

Sales — Workshop — Artisan (SAWOAR)
Example:

Services — — (SE)
Land use associated with the provision of space for the purposes of providing a useful product or result of labour distinct from a "good" .

Services — Accommodations — (SEAC)
Property associated with the provision of overnight or temporary lodging. (For accessory amenities such as pool, restaurant, recreation room and banquet hall that draw their own clients regardless of accommodations, see other appropriate classifications)

Services — Accommodations — Bed and Breakfast (SEACBB)
Property related to the provision of temporary or overnight lodging, in a residential facility.
Example: Bed and Breakfast, Guest house

Services — Accommodations — Hotel/Motel/Inn (SEACHM)
Property related to the provision of temporary or overnight accommodation, in a non-residential facility.
Example: hotel, Motel, Inn, Youth Hostel

Services — Accommodations — Other (SEACOT)
Property related to the provision of temporary or overnight lodging, in a facility related to out door activities.
Example: cabin, outfitter lodge, campsites (see also RCOD)

Services — Animal — (SEAN)
Property associated with animal care, health and control.

Services — Animal — Domestic (SEANDO)
Property associated with small or domestic animal care, health and control.
Example: Veterinarian, short term animal shelter, animal groomer, humane society

Services — Animal — Farm (SEANFA)
Property associated with large or farm animal care, health and control.
Example: veterinarian, horse shoer

Services — Business/Office — (SEBU)
Property associated with the provision of a business function in an office setting.
Example: Tourist Information Centres

Services — Business/Office — Administrative (SEBUAD)
Property associated with the management of an area (i.e. government related), a business, an association, or of people's affairs.
Example: government offices, insurance company, Provincial Legislature, City Hall, Town Hall, private security firm

Services — Business/Office — Financial (SEBUFI)
Property associated with monetary affairs/management.
Example: banks, financial planning advisor

Services — Business/Office — Health Care Provider (SEBUHC)
Property associated with the offices of health care professionals, where they may conduct routine treatment and check up of their patients.
Example: office of Medical Doctor (pediatrician, general practitioner), dentist, chiropractor, osteopath

Services — Business/Office — Information (SEBUIN)
Property associated with the preparation and exchange of information and/or recorded entertainment.
Example: television and radio broadcasting, sound studio; music, movie and video editing; desktop publishing; and tele-services (solicitation or customer service by telephone), call centres, computer programming and software development

Services — Business/Office — Professional (SEBUPR)
Property associated with offices where business may be transacted, a service performed or consultation given, but does not include the manufacturing of any product, the selling of any goods, nor the rendering of any financial services.
Example: architect, engineer, lawyer, accountant

Services — Business/Office — Technical (SEBUTE)
Property on which an individual or individuals trained in a trade, (such as computer engineering, electrical engineering), have an office for the purposes of offering and/or conducting their work.
Example: computer installation (hardware), electrician, soil preparation office, crop dusting office, harvesting facilities office.

Services — Cleaning and Repair — (SECR)
Property associated with the provision of maintenance, care or repair services to sectors other than automotive.
Example: appliance repair, jewelry repair, shoe repair

Services — Cleaning and Repair — Small Engine (SECRSE)
Example: lawn mower

Services — Community Services — (SECS)
Property associated with the provision of a spiritual, educational or social function.
Example: post office

Services — Community Services — Assembly Hall (SECSAH)
Property associated with a facility that provides a place for secular assembly.
Example: town hall, Legion, meeting hall, convention centre, community centre

Services — Community Services — Day Care (SECSDC)
Property associated with the daytime care of either adults or children.
Example:

Services — Community Services — Funeral (SECSFU)
Property associated with the respectful treatment of the deceased.
Example: funeral home, mausoleum, cemetery

Services — Community Services — Library (SECSLI)
Property associated with lending of audio and visual material for both entertainment and research purposes.
Example: Public Library, archive

Services — Community Services — Place Of Worship (SECSPW)
Property associated with assembly of people for religious reasons.
Example: church, temple, synagogue

Services — Community Services — Residential Care Facility (SECSRC)
Property associated with the provision of care services for special needs adults and children, where most patients live on the premises.
Example: nursing home, homes for mentally and / or physically challenged children, homes for the blind.

Services — Educational — (SEED)
Property associated with the provision of facilities where children and/or adults congregate to learn.
Example:

Services — Educational — Neighbourhood/Community School (SEEDNS)
Property associated with the educational guidance and care of children, ranging from pre-school, to elementary and high schools; includes both private and public schools, as well as alternative and special programs.
Example: pre-school, elementary school, junior high school, high school, school for the blind, school for the deaf

Services — Educational — Trade School (SEEDTS)
Property associated with the post secondary educational facilities that teach very specialized courses, usually related to specific trades. Usually contained in one building.
Example: hair dressing school, language training centre

Services — Educational — University/College (SEEDUC)
Property associated with post secondary educational facilities that offer a variety of courses/programs not geared to a specific trade, but rather a profession, and grants a degree at the completion of a program. Usually consists of more than one building
Example: Technical University of Nova Scotia, Dalhousie University, Nova Scotia College of Art and Design

Services — Food & Beverage — (SEFB)
Property associated with the consumption of food and/or beverages.
Example:

Services — Food & Beverage — Alcohol Based (SEFBAB)
Property associated with the consumption of beverages, and possibly food, within a facility, where customers must be of age. A facility strongly associated with the consumption of alcohol, which may or may not have an entertainment aspect to it.
Example: Bars, Pubs and Cabarets

Services — Food & Beverage — Fast Food/Take Out (SEFBFF)
Property associated with the consumption of food and/or beverages within a facility for a short period of time, may or may not have a takeout and/or delivery component.
Example: Subway, Kentucky Fried Chicken, McDonald's, Tim Horton's, Second Cup

Services — Food & Beverage — Sit Down (SEFBSD)
Property associated with the consumption of food and/or beverages within a facility. Some facilities may provide a take out or delivery service, but this is secondary to its dining service.
Example: restaurant, diner, The Keg, East Side Mario's, Swiss Chalet, Pizza Delight, Argyle

Services — Health Care — (SEHC)
Property associated with the provision of medical or related functions for people.
Example:

Services — Health Care — Clinic (SEHCCL)
Property associated with the provision of a multitude of medical or related functions for people, of which the majority is provided during set hours. May have a limited 24 hour or extended hour service. patients do not remain at this facility overnight.
Example:

Services — Health Care — Hospital (SEHCHO)
Property associated with the provision of a multitude of medical or related functions for people, which is available on a 24 hour basis and where patients can stay overnight if necessary.
Example: Victoria General Hospital

Services — Heavy Equipment and Construction — (SEHE)
Property associated with the use of heavy equipment, for construction, demolition and/or maintenance purposes. Usually, this service is required to go to the client's location, and when the equipment is not in use, it is stored in such a facility.
Example: contractor yards, crane operators, demolitioners, soil preparation (e.g. large scale garden centres).

Services — Motor Vehicle & Related — (SEMV)
Property associated with the provision of maintenance, repair or fuel services to the automotive sector.
Example:

Services — Motor Vehicle & Related — Auto Body (SEMVAB)
Property associated with the repair of external features of motorized vehicles, but not including the glass.
Example:

Services — Motor Vehicle & Related — Auto Glass (SEMVAG)
Property associated with the installation and repair of auto glass.
Example: "Apple Auto Glass"

Services — Motor Vehicle & Related — Automotive Repair (SEMVAR)
Property associated with the repair of internal parts of a motorized vehicle, (parts which are related to the operation of the vehicle).
Example: "Speedy Muffler", "Lester Lube"

Services — Motor Vehicle & Related — Detailing (SEMVDE)
Property associated with the cleaning and superficial maintenance of vehicles.
Example: car wash, upholstery cleaning

Services — Office Complex — (SEOC)
Example:

Services — Personal — (SEPE)
Property associated with the provision of non-medical functions related to individual needs/desires.
Example: hairdresser, beauty parlor, private teaching, dry cleaning, tailor.

Services — Protection — (SEPT)
Property associated with the provision of a protection function for the individual and/or the community at large.
Example:

Services — Protection — Correctional (SEPTCR)
Property associated with a secured area restricting access to and from the facility, designed for criminals.
Example: Jail, penitentiary

Services — Protection — Fire (SEPRFI)
Property associated with a facility where fire fighters are stationed and fire fighting equipment is stored.
Example: fire station

Services — Protection — Judicial (SEPTJU)
Property associated with the provision of justice under the terms of the law.
Example: court house

Services — Protection — Military (SEPTMI)
Property associated with national defense bases and training areas. Includes radar bases, exclusively military air bases, administrative offices, residences and other facilities found within a compound.
Example:

Services — Protection — Police (SEPTPL)
Property associated with the operation of public protection; includes administrative offices, holding cells and other related services.
Example: police station

Services — Scientific — (SESC)
Property associated with scientific research and development.
Example:

Services — Scientific — Lab Testing (SESCLT)
Property associated with routine testing of new products or processes. This facility usually permits public access.
Example: water, soil testing labs; Seatech Ltd.

Services — Scientific — Research & Development (SESCRD)
Property associated with the study and/or creation of new products or revelations. Theses activities may be based on Agriculture, Forestry, Mining, Manufacturing, or in any of the sciences, etc. The facility usually has very limited public access.
Example: Celestial Observatory, National Research Council, Agriculture Research Centre

Services — Workshop — (SEWO)
Example:

Services — Workshop — Artisan (SEWOAR)
Example:

Services — Workshop — Technical (SEWOTE)
Example:

Services — Workshop — Trades (SEWOTR)
Example:

Transportation, Transmission and Storage — — (TR)
Land use associated with the movement of goods, people, information or energy from one point to another. Includes associated activities such as terminal or storage.
Example:

Transportation, Transmission and Storage — Accessory Structures — (TRAS)
Structures other tha termini, which serve or support a given system.
Example:

Transportation, Transmission and Storage — Accessory Structures — Air (TRASAI)
Structures other than termini, which serve or support an air system.
Example:

Transportation, Transmission and Storage — Accessory Structures — Marine (TRASMA)
Structures other than termini, which serve or support a marine system.
Example:

Transportation, Transmission and Storage — Accessory Structures — Rail (TRASRA)
Structures other than termini, which serve or support a rail system.
Example:

Transportation, Transmission and Storage — Accessory Structures — Road (TRASRO)
Structures other than termini, which serve or support a road system.
Example:

Transportation, Transmission and Storage — Bulk Terminal — (TRBT)
Structures other than termini, which serve or support a road system.
Example:

Transportation, Transmission and Storage — Bulk Terminal — Marine (TRBTMA)
Facility for loading or unloading non-containerized goods onto or off boats, May include warehouse, silos or truck bays.
Example:

Transportation, Transmission and Storage — Bulk Terminal — Rail (TRBTRA)
Facility for loading or unloading non-containerized goods onto or off trains. May include warehouse, silos or truck bays. Does not include railway marshalling yards (classify under "Accessory")
Example:

Transportation, Transmission and Storage — Bulk Terminal — Road (TRBTRO)
Facility for loading or unloading non-containerized goods onto or off trucks. May include warehouse, silos.
Example:

Transportation, Transmission and Storage — Container Terminal — (TRCT)
Facility for loading or unloading containerized freight or pre-loaded truck trailers.
Example:

Transportation, Transmission and Storage — Container Terminal — Marine (TRCTMA)
Facility for (un)loading containerized freight or pre-loaded trucks on(off) boats. May include staging area and truck pickup-dropoff points. Roll-on/roll-off or "drop-trailer" marine frieght terminals should be classified under this heading.
Example:

Transportation, Transmission and Storage — Container Terminal — Rail (TRCTRA)
Facility for (un)loading containerized freight or pre-loaded trucks on(off) trains. May include staging area and truck pickup-dropoff points
Example:

Transportation, Transmission and Storage — Container Terminal — Road (TRCTRO)
Facility for (un)loading containerized freight or pre-loaded trucks on(off) flatbed trucks or tractors. May include staging area.
Example:

Transportation, Transmission and Storage — Fleet Maintenance and Storage — (TRFM)
Facilities for stabling and servicing vehicles which provide a transpotation service, or which are used to maintain transportation or transmission systems.
Example:

Transportation, Transmission and Storage — Fleet Maintenance and Storage — Air (TRFMAI)
Facilities for stabling and servicing aircraft providing a transportation service, or for vehicles which are used on airport aprons and runways. Does not include recreational or military airfields (see Personal Transportation and Protection Services).
Example:

Transportation, Transmission and Storage — Fleet Maintenance and Storage — Marine (TRFMMA)
Facilities for stabling and servicing water craft (including hovercraft). Does not include fishing boat docks (Fishery), private boathouses (Personal Transpotation), Coast Guard compounds, naval dockyards or life boat stations (Protection Services).
Example:

Transportation, Transmission and Storage — Fleet Maintenance and Storage — Rail (TRFMRA)
Facilities for stabling and servicing railway locomotives or rolling stock. Does not include marshalling yards (classify as Accessory).
Example:

Transportation, Transmission and Storage — Fleet Maintenance and Storage — Road (TRFMRO)
Facilities for stabling and servicing road vehicles used to provide truck, delivery or transit service, or used to maintain the roadway system.
Example:

Transportation, Transmission and Storage — Intercity Terminal — (TRIT)
Facility for passenger arrivals, departures and transfers involving transportation between towns, cities or regions.
Example:

Transportation, Transmission and Storage — Intercity Terminal — Air (TRITAI)
Public passenger airport. May include bus terminal.
Example:

Transportation, Transmission and Storage — Intercity Terminal — Marine (TRITMA)
Facility for passenger arrivals and departures involving long distance passenger ferries (over 20 km), passenger ocean liners or cruise ships.
Example:

Transportation, Transmission and Storage — Intercity Terminal — Rail (TRITRA)
Railway station offering long-distance train service (over 100 km).
Example:

Transportation, Transmission and Storage — Intercity Terminal — Road (TRITRO)
Bus station offering long-distance coach service (over 100 km).
Example:

Transportation, Transmission and Storage — Other Freight Terminal — (TROT)
Example:

Transportation, Transmission and Storage — Other Freight Terminal — Air (TROTAI)
Example:

Transportation, Transmission and Storage — Other Freight Terminal — Marine (TROTMA)
Example:

Transportation, Transmission and Storage — Other Freight Terminal — Rail (TROTRA)
Example:

Transportation, Transmission and Storage — Other Freight Terminal — Road (TROTRO)
Example:

Transportation, Transmission and Storage — Personal Transportation — (TRPT)
Arrival, departure and storage points for private vehicles.
Example:

Transportation, Transmission and Storage — Personal Transportation — Marine (TRPTMA)
Marina or boathouse
Example:

Transportation, Transmission and Storage — Personal Transportation — Parking (TRPTPA)
Public car park (indoor, outdoor or underground). Does not include driveways or parking accessory to other uses on the same or an adjacent lot.
Example:

Transportation, Transmission and Storage — Personal Transportation — Private Airplane (TRPTPR)
Private airfield, usually recreational.
Example:

Transportation, Transmission and Storage — Pipeline Infrastructure — (TRPI)
Property associated with pipelines and their associated structures and facilities used for fluid substances. include pumping stations, vents, service roads, etc.
Example:

Transportation, Transmission and Storage — Pipeline Infrastructure — Gas (TRPIGA)
Property associated with the transport of gas, this includes accessory structures.
Example:

Transportation, Transmission and Storage — Pipeline Infrastructure — Other (TRPIOT)
Property associated with the transport of fluid other than water or sewage, this includes accessory structures.
Example: oil, gas, carbon dioxide, slurry; pipeline right of way, pumping station

Transportation, Transmission and Storage — Pipeline Infrastructure — Sewer (TRPISE)
Property associated with the transport of sewage, as in trunk waste water. (For sewage treatment plant see: manufacturing - disposal and treatment.)
Example: pipeline right of way, pumping station

Transportation, Transmission and Storage — Pipeline Infrastructure — Water (TRPIWA)
Property associated with the transport of water for consumption purposes (drinking, industrial process). Does not include normal in street servicing. (For water treatment see: manufacturing - Processing - Water Purification.)
Example: pipeline right of way, pumping station

Transportation, Transmission and Storage — Transit Terminal — (TRTT)
Example:

Transportation, Transmission and Storage — Transit Terminal — Bus (TRTTBU)
Example:

Transportation, Transmission and Storage — Transit Terminal — Marine (TRTTMA)
Docks and ramps for loading and unloading cars, buses and trucks on/off a public ferry service. Where drop-trailer service is also provided also code as "Container Terminal – Marine".
Example:

Transportation, Transmission and Storage — Transmission Facility — (TRTF)
Property associated with facilities or structures designed for the purpose of distribution of electrical energy or information.
Example:

Transportation, Transmission and Storage — Transmission Facility — Electricity (TRTFEL)
Property associated with the transmission of electricity.
Example: hydro field, right of way for above and below ground transmission, switching and sub station

Transportation, Transmission and Storage — Transmission Facility — Geothermal (TRTFGE)
Example:

Transportation, Transmission and Storage — Transmission Facility — Information (TRTFIN)
Property associated with the continuous transmission of analogue or digital information. Such uses are not to include standard street servicing elements such as telephone poles and local lines.
Example: land predominantly occupied by satellite dish, microwave tower, radio tower, broadcasting tower

INDEX

C

D

E

F

G

H

I

J

L

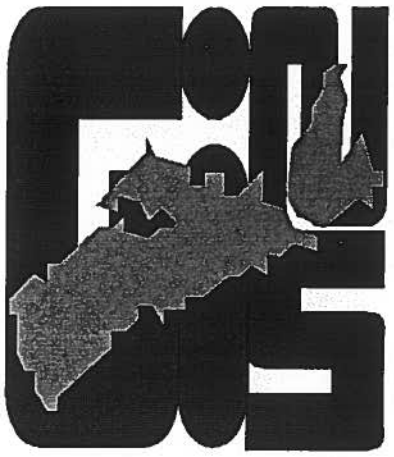
M

S

T

U

V



Nova Scotia Standard Land Use Classification System

Module 3

Module 3

Chapter 6: Adding New Classifications at Levels Beyond the Tertiary

Once the user has become accustomed to the Nova Scotia Standard Land Use Classification System, he/she may find that some classifications are not developed enough to suite his/her needs. The user may also wish to add new classifications. The following are some instructions with regards to adding a new classification.

1. Make sure that the new classification being suggested complies with the rationale of the classification system (see Module 1: Chapter 3,).

2. As is indicated in the rationale, the new classification should be activity based. The classification should not reflect the type of product being produced, land cover, other physical features of the site, or what the site is expected to be or used to be, but rather what it currently is.

3. Because this is a Provincial Standard, user's of the classification system should not alter or add to the Primary, Secondary or Tertiary levels of the classification system.[1] However, users are encouraged to further develop the classification system at levels beyond the tertiary.[2] This is a simple process where the tertiary level is already standardized. However, for classifications that do not have standard tertiary categories, the user will have to insert **"false classifications".** The false classifications are necessary to ensure the integrity of the Nova Scotia Standard. For example: Fishery currently does not have a secondary or tertiary level, if one would like to break Fishery down, he/she may do so by inserting ZZ for the secondary level and ZZ for the tertiary level and then introduce a fourth and fifth level: Fishery-ZZ-ZZ-Aquaculture. Similarly, if one were to add a new classification such as Beauty Parlour, the classification would read as: Services-Personal-ZZ-Beauty Parlour.

4. .Each new classification will need a new code as well, Chapter 3 discusses the methodology used to develop the coding scheme, that methodology should be followed with new classifications. Consequently, Aquaculture would be coded as AQ, so the full code would read: FI-ZZ-ZZ-AQ, and Beauty Parlour would read as: SE-PE-ZZ-BP. When creating new codes, it is very important that each is unique, therefore there may be instances when the methodology may have to be altered to avoid making duplicate codes.

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[1] If through extensive use of the system an agency feels a new Primary, Secondary or Tertiary classification should be added or modifications made, submit suggestions to the Nova Scotia Geographic Information Standards Coordinator, see form in Module 3: Chapter 8.

[2] NOTE: Independent agencies will undoubtedly generate duplicate codes at the fourth and fifth levels. When sharing data, these agencies can feel safe in knowing their data is compatible at the first, second and third levels. They may also elect to resolve code conflicts at the other levels and thus share data at the refined levels.

Module 3

Chapter 7: How the Classification System Works in a Database

This chapter is designed to describe how the classification system can be incorporated in a database program. Using a database program allows one to search, categorize and analyze information easily. If carefully designed, the database can be an excellent time saving tool.

Most database programs have two essential components called *records* and *fields*. (See Figure 7.1.) The number of fields is only limited to that which the database programmer creates. The number of records is dependent only on the data that is inputted. Generally, users of this class system will be applying the classifications to specific properties which have been given unique property identification numbers. Therefore, the property identification numbers could be considered the unique number for every *record* in your database.[1] An additional field would, of course, be the land use classification code. Other fields may include civic address, notes regarding the property, property owner, etc. By inputting this information into a database, the data can then be sorted on the basis of any one field or combination of fields. For example, one could search the data by classification and retrieve all records of *Residential* properties and then proceed to locate them on a map, thereby having a report showing residential sites and nothing else.

By giving each classification a unique code and grouping codes by their primary, secondary and tertiary level data, additional search and retrieval is made easier. This coding scheme is equally beneficial for GIS programs and is by far a better coding scheme than the numbered codes used in other classification systems.

Primary	Secondary	Tertiary	P-Code	S-Code	T-Code	Full Code	Definition
Agriculture	Land Based	Rotational Crop	AG	LB	RC	AGLBRC	Property...
Agriculture	Site Based	Housing Animals	AG	SB	HA	AGSBHA	Property...
Services	Personal	-	SE	PE	-	SEPE	Property...

Figure 7.1 Example Illustrating the Difference Between Records and Fields

[1] In the case of a property which has more than one classification several scenarios may occur:
(a) the PID is entered for each new classification thereby creating several records (therefore in this scenario, the PID is not unique); or
(b) there is more than one field allotted for each classification; or
(c) there is a separate table linked to the PID table where classification codes can be entered thereby providing the ability to have a limitless number of classifications for each record.

Database Field Names

When designing a database using this classification system, all users will need to create certain fields. In order to facilitate sharing data among different agencies, the following are recommended field names:

Field Name: Primary
Field Type: Text
Field Size: 255 characters
Description: The full primary classification would be entered under this field heading.
Example: Agriculture

Field Name: Secondary
Field Type: Text
Field Size: 255 characters
Description: The full secondary classification would be entered under this field.
Example: Land Based

Field Name: Tertiary
Field Type: Text
Field Size: 255 characters
Description: The full tertiary classification would be entered under this field.
Example: Rotational Crop

Field Name: P-Code
Field Type: Text
Field Size: 2 characters
Description: The 2 character primary code would be entered under this field.
Example: AG

Field Name: S-Code
Field Type: Text
Field Size: 2 characters
Description: The 2 character secondary code would be entered under this field.
Example: LB

Field Name: T-Code
Field Type: Text
Field Size: 2 characters
Description: The 2 character tertiary code would be entered under this field.
Example: RC

Field Name:	Full Code
Field Type:	Text
Field Size:	6 characters
Description:	The 2 to 6 character full land use code would be entered under this field.
Example:	AG-LB-RC

Field Name:	Definition
Field Type:	Text
Field Size:	255 characters
Description:	The definition of the classification would be entered under this field.
Example:	Property on...

Field Name:	Example
Field Type:	Text
Field Size:	255 characters
Description:	Examples of the specific classification would be entered under this field.
Example:	orchards, vineyard ...

Attributes

Users may find that sometimes the classifications alone are not enough to describe a property for his/her purposes. It is therefore recommended that additional fields be added to your database in the form of attributes.[2] The following are suggested attributes that may be useful:

GENERAL ATTRIBUTES WHICH MAY BE COLLECTED FOR ALL CLASSIFICATION TYPES:

- Value of property
- Land cover

ATTRIBUTES RELATED TO *AGRICULTURAL*:

- type(s) of crop
- type(s) of farm practice (i.e. dairy, egg farm, etc.)

ATTRIBUTES RELATED TO *MANUFACTURING*:

- size of facility
- type of product produced
- major source of energy used

[2] Many of these attributes are aspects about the property which are not apparent through land use survey procedures. Therefore, the attributes information must be collected by other means.

ATTRIBUTES RELATED TO *RESIDENTIAL*:

- number of units
- number of stories
- owner occupied/rental/condominium
- number of bedrooms

ATTRIBUTES RELATED TO *SALES*

- size of facility
- size of retail area
- size of storage area
- type of goods

ATTRIBUTES RELATED TO *SERVICES*:

- receive client/go to client/both? *(for business/office services, etc.)*
- capacity/amenities *(for community services and accommodations, etc.)*
- type of service/average clientele
- jurisdiction/threshold of servicing area
- private, public or private/public partnership

Using attributes further informs the user about a specific property. The attribute offer additional information that may not be easily determined by looking at a map or by referring to the classification. Attributes should be determined by each classification user depending on the type of information the user requires.

Module 3
Chapter 8: Conclusion

Thank you for participating in the implementation of the Nova Scotia Standard Land Use Classification System. With continued use of this classification system by users like yourself; the system's true potential as a data link will be realized. It is hoped that this system will foster the sharing of information and assist agencies in their continued effort to efficiently produce quality data.

The Nova Scotia Geographic Information Standards Initiative values input from users of its standards. The process of establishing these standards prides itself on consensus building. While efforts are made to include interested individuals during the standards development phase, not all can be accessed. The Standards Committee has therefore put into place the "Request for Modification of Nova Scotia Standard Land Use Classification System" form. This form is a mechanism by which individuals or agencies may make comments regarding existing standards, or make requests to the Committee to address specific issues (please refer to the following pages for a sample of the form).

REQUEST FOR MODIFICATION of the NOVA SCOTIA STANDARD LAND USE CLASSIFICATION SYSTEM

In an effort to allow the selection/decision processes to take place in an efficient manner, it is necessary to request all potential geographic information standards be brought forth in an orderly fashion. In this regard, the Nova Scotia Committee on Standards for Geographic Information requests your assistance when an issue is to be addressed as a potential standard item, by completing the following information.

Send To: Nova Scotia Committee on Standards for Geographic Information
c/o Ed Light, Standards Coordinator
Telephone: (902) 424-3761
Fax: (902) 424-0639
email: elight@gov.ns.ca
Department of Housing and Municipal Affairs
Land Information Services Division
1601 Lower Water Street
P.O. Box 216
Halifax, Nova Scotia
B3J 2M4

1. SUBMITTED BY

Name: Date:

Phone:

Department/Organization: Division:

2. DESCRIPTION (attached additional documentation if necessary)

Short Title:

(a) Reference to existing classification:

(b) Brief description of request:

(c) Scope or geographic areas affected by request:

(d) Frequency or Cost of Issue:

3. STANDARDS REPRESENTATIVE (if one exists in your organization)

Name:

Date:

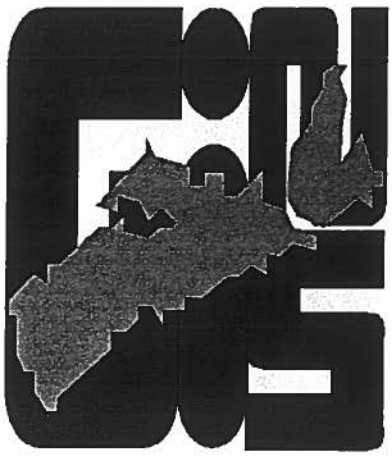
Comments:

4. STANDARDS COMMITTEE RESPONSE / RECOMMENDATION

Compiled by:

Date:

Brief description of committee's comments



Nova Scotia Standard Land Use Classification System

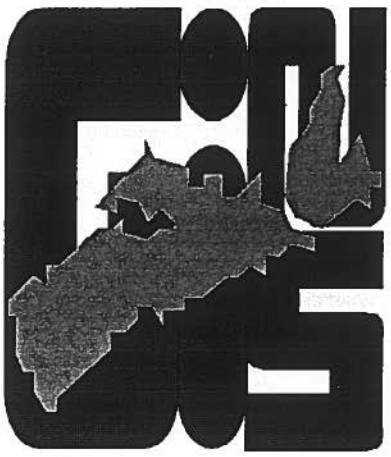
Index

INDEX

U

V

W



Nova Scotia Standard Land Use Classification System

Appendix

Appendix 1
How to Use Given Database Program

Included with this User's Guide is a database program designed in Microsoft Access 2.0. As with Module 2, it is a quick reference guide to view the land use classification system. Additionally, the classification data, (the classifications, codes, definitions and examples) can be extracted from this program and inserted into a number of different database programs for the purposes of incorporating the land use data with property data.

The following are instructions as to how to install this program and view the data. These instructions are based on the assumption that Windows 3.1, Microsoft Access 2.0 and File Manager are being used.

1. *Installation*

Step 1: Insert **Disc 1** in your 3½" disc drive.
Open *File Manager*
Create a new directory on which to save the given discs.
Copy both **nsluc-hb.mdb** and **nsluc-hb.ldb** files from the disc to the hard drive.

Step 2: Open *Microsoft Access*
Click on *File* and Select "Open Database".

Step 3: From the directory, select the newly installed file **nsluc-hb.mdb**.

Step 4: Click on the *Microsoft Access* icon on the Main Menu that appears

Step 5: Remove Disc 1 from the disc drive, and insert **Disc 2.**
From the menu at the top of the screen, click on *File* and select "Import..."
Select *Microsoft Access* from the dialog box list and click on *OK.*
Select the drive with the disc in it, (i.e. Drive A), and select the ***.mdb** file.
Click on *OK.*
Under "Object type", select *Forms.*
Click on the first file and then click on *Import*, do this procedure for each file, until all of the files have been imported. (See list below.)

Be sure to only import each file ONCE, otherwise subsequent copies may over right originals.

Close the dialog box.
Repeat Step 5 for each disc **(Discs 2-6).**

Files to be Imported From Each Disc

Disc 2	Disc 3	Disc 4	Disc 5	Disc 6
Pic:rssiap	Pic:rsthab	Pic:rsthat	Pic:rstwap	Pic:rstwcv2
Pic:rssiat	Pic:rsthab2	Pic:rsthcv	Pic:rstwat	Pic:rstwde
Pic:rssiat2	Pic:rsthab3	Pic:rsthcv2	Pic:rstwat2	
Pic:rsside		Pic:rsthde	Pic:rstwcv	

Step 6: Close the database, by clicking on *Close* from the drop down window under *File*.

2. Opening the Program

⇒ Open Microsoft Access
⇒ Click on *File* and select *Open Database*
⇒ Select the newly saved file: **nsluc-hb.mdb**

3. Program Applications

Once the database file is open (see Section 2: "Opening the Program"), a window will automatically open offering you the following selections:

* Nova Scotia Land Use Classifications
* Search By Word
* Exit
* a Microsoft Access Icon

If you wish to search for certain classifications and read their definitions, select: *Nova Scotia Land Use Classifications* and proceed to section 3-a below.

If you wish to search the database for a specific activity - whereby you are searching all the fields for a word, select: *Search by Word* and proceed to section 3-b below.

If you wish to quit Microsoft Access, select: *Exit* and proceed to Section 3-c below.

If you need to enter the programmable aspects of the database, select the *Microsoft Access* Icon and proceed to section 3-d below.

3-a Nova Scotia Land Use Classification

The *Nova Scotia Land Use Classification* application permits the user to become familiar with the classifications. Once the *Nova Scotia Land Use Classifications* button is selected, a form displaying all the primary classifications will appear. The user can select any of these classifications and the definition of the classification will appear on the right hand side of the screen. If the user would then like to see the corresponding secondary classifications simply click on the button identified as "Secondary" that is beside the selected primary classification button. A new form will appear which displays all the corresponding secondary classifications to the previously selected primary classification. Just as in the previous form, the user may select a secondary classification and see its corresponding definition and examples (where applicable) on the right hand side of the screen. The user can also select the tertiary button, beside the selected secondary classification, to view corresponding tertiary classifications.

On the bottom portion of all screens, the user is given several navigational options. In the case of the Secondary level forms, the user can choose to go back to the primary level or the Main Menu. And in the case of Tertiary level forms, the user can go back one level to view the Secondary classifications, or go back two levels, to view the primary classifications; and, of course, the user always has the option to return to the Main Menu. The user need only select the button of choice.

In the case of the Residential Classifications, the user has the option to see diagrams of the Tertiary classifications by selecting the appropriate "Diagram" buttons on those forms. Once a diagram has been viewed, select "Close Diagram" and that window will disappear. **Only one diagram can be opened at a time.**

3-b Search by Word Form

The *Search By Word* form is made available to view classifications, when classification terms are known. Once the *Search By Word Form* button is selected, a new form will appear. On the bottom portion of this form are various buttons. By selecting one of the following buttons: *Find Primary*, *Find Secondary*, *Find Tertiary*, or *Find Word,* the user can search through the classifications.

The first three buttons will conduct word searches within the specified level of the classification. Once you have clicked on a button, a dialog box will appear. (By clicking the button beside "All Fields" in this dialog box, all fields rather than the selected level will be searched. For the same effect, select the fourth button on the bottom of the screen, *Find Word*, rather than the first three.)

Type in the information you need to find:

- Type the full name when "Match Whole Field" is selected in the "Where" section of the dialog box, or
- Type the beginning of it and select "Start of Field", or
- Type a part of it and select "Any Part of Field".

The more specific the search is, the more precise the search results will be.

To navigate through each field, use the tools on the right hand side of the screen.

The user cannot edit, delete or add classifications using this form. **Only the *Examples* field has been left open for new entries to be made, be sure that the new entries are valid and that given entries are not replaced by new ones.**

3-c Exit

The *Exit* application will close all windows in the program and quit Microsoft Access. The user need not worry about saving anything, as the program automatically saves all changes made in the *Examples* field, if any.

3-d Programming

While the functionality exists to enter the programmable aspects of this database application, such action is not encouraged. The given information and the format it is displayed in are not meant to be altered. However, there may be unforeseen occasions to enter this aspect of the program and for that reason this feature has been included.

Essentially, the user of this program would want access to this form in order to export the classification data into another database program, perhaps for the purposes of incorporating the classification data with property data. And, of course, the user would enter this application for installation purposes as outlined in Section 1 of this appendix.

To Export Classification Data:

⇒ Click on the *Microsoft Access* icon.
⇒ From the Microsoft Access Menu click on the *Table* tab.
⇒ From the list of tables select *Class.*
⇒ From the menu on the top of the screen click on *File.*
⇒ From the drop down menu, select *Export.*
⇒ Select the type of database program the table will be exported into. (The database options include: Microsoft Access, Text Delimited, Text Fixed Width, Word for Windows Merge, Microsoft Excel, Lotus, Paradox, FoxPro, dBASE and SQL Database.)
⇒ Once you have clicked on *OK* , the next dialog box will appear where *Table* and *Class* are already selected, make sure that the "Structure and Data" button is selected and click on *OK.*
⇒ Following the instructions in the new dialog box, select the database to which the table is being exported.
⇒ Then in the new dialog box verify the name of the table that it will be exported into, create a new name if necessary.

Once you have successfully exported this table you may wish to return to the Main Menu or you may wish to quit Microsoft Access.

To **return to the Main Menu** from this application, click on the *Form* tab and select the form called **F:MainMenu.**

To **quit Microsoft Access** without returning to the Main Menu, click on *File* on the top menu bar and select *Exit* from the drop down menu.