

## Bylaw 4:2017

### VILLAGE OF FORESTBURG PROVINCE OF ALBERTA

#### **A bylaw of the Village of Forestburg to amend the Land Use Bylaw 10:2012.**

Pursuant to part 17 of the Municipal Government Act, and having advertised and held a public hearing as required by the Act, the Council of the Village of Forestburg enacts the following changes to Bylaw 10:2012, the Land Use Bylaw.

#### **Part 9: Regulations for Land Use Districts**

#### **1.0 Amendments to Sections 901 through 906 to ensure consistency of similar development restrictions within all residential land use districts**

##### **901 *Establishment of Land Use Districts***

901.1 *For the purposes of this Bylaw the Village of Forestburg is divided into the following districts:*

- R1 Low Density Residential*
- R2 General Residential*
- RMS Residential Manufactured Housing Subdivision*
- RE Residential Estate*
- RMX Residential Mixed Use*
- C1 Central Commercial*
- C2 Highway Commercial*
- M Industrial*
- IPU Institutional and Public Use*
- P Park*
- UX Urban Expansion*
- DC Direct Control*

901.2 *The boundaries of the districted listed in this Bylaw are as defined in Part 10, Map of Land Use Districts.*

901.3 *Where uncertainty exists as to the boundaries of districts as delineated on the Map of Land Use Districts, the following rules shall apply:*

901.3.1 *Where a boundary is shown as following a street or lane, it shall be deemed to follow the centre line thereof.*

901.3.2 *Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.*

901.3.3 *Where land use districts have been established in accordance with a proposed subdivision of land, the districts shall be understood to conform to the Certificate of Title or the Plan of Survey when registered with Alberta Land Titles. Prior to the registration, the district boundary shall be determined on the basis of the scale of the map.*

901.4 *The district standards of this Bylaw do not apply to roads, lanes, or other public thoroughfares.*

##### **901A *Regulations Applied to All Residential Land Use Districts***

###### **901A.1 *Accessory Buildings***

- 901A.1.1 *No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.*
- 901A.1.2 *An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1 metre (3.3 ft) from the side and rear boundaries of the parcel.*
- 901A.1.3 *An accessory building on a corner parcel shall not be situated closer to the street than the main building. It shall not be closer than 1 metre (3.3 ft) to the other side parcel boundary or the rear parcel boundary.*
- 901A.1.4 *The height of an accessory building shall not be more than:*
- 901A.1.4.1 *On a permanent foundation:*
- Land Use District R1, R2, RMS - 4.5 metres (14.76 ft) in height, and shall not exceed the height of the main building*
- Land Use District RE, RMX – 6.1 metres (20 ft) in height, and shall not exceed the height of the main building*
- 901A.1.4.2 *Not on a permanent foundation – 3 metres (10 ft)*
- 901A.1.5 *In the rear yards of the following types of houses, the maximum total area that may be developed for accessory buildings are as follows:*
- 901A.1.5.1 *Detached houses:*
- Land Use District R1, R2, RMS – 78 m<sup>2</sup> (840 sq ft)*
- Land Use District RE, RMX – 130 m<sup>2</sup> (1400 sq ft)*
- 901A.1.5.2 *Attached houses in all Residential Land Use Districts – 53.5 m<sup>2</sup> (576 sq ft)*
- Notwithstanding section 901A.1.5.1, where a parcel area exceeds 700 m<sup>2</sup> (7,535 sq ft), the maximum total area which can be developed for an accessory building may be increased up to a maximum of 110m<sup>2</sup> (1,184 sq ft), but the size of the accessory building shall not exceed the total area of the primary dwelling.*
- 901A.1.6 *Aesthetics*
- All accessory buildings, additions, porches and skirting (if applicable) shall be of a quality and appearance equivalent to the primary dwelling.*

## 901A.2 *Distances Between Buildings*

- 901A.2.1 *All main buildings and garages shall be separated by 3 metres (10 feet) from all other buildings whether on the same or a different lot, or such greater distance as may be required by the Alberta Building Code.*
- 901A.2.2 *Accessory Buildings:*
- 901A.2.2.1 *Less than 110 sq ft shall have no minimum setback requirements when placed adjacent to a main building or a garage*
- 901A.2.2.2 *Greater than 110 sq ft but less than 170 sq ft shall have a minimum setback of 1.5 metres (5 feet) from main buildings or garages or such greater distance as may be required by the Alberta Building Code.*
- 901A.2.2.3 *Greater than 170 sq ft shall be separated by 3 metres (10 feet) from all other buildings on the same or different lot or such greater distance as may be required by the Alberta Building Code.*

### 901A.3 Building Demolition

*An application to demolish a building shall not be approved without a statement or plan which indicates:*

901A.3.1 *how the operation will be carried out so as to create a minimum of dust or other nuisance;*  
*and*

901A.3.2 *the final reclamation of the parcel*

*which is satisfactory to the development authority.*

### 901A.4 Objects Prohibited or Restricted in Residential Yards

901A.4.1 *No person shall allow a motor vehicle that is in a dilapidated or unsightly condition, or a derelict vehicle to remain or to be parked on a parcel in a residential district, unless it is suitably housed or screened to the sole satisfaction of the development authority.*

901A.4.2 *No person shall have exterior storage of piles of wood or metal, or other salvage materials that are in an unsightly condition on a parcel in any district, unless it is suitably housed or screened to the sole satisfaction of the development authority.*

901A.4.3 *No person shall allow a vehicle of more than 5,443 kg (12,000 lbs) (GVW) and/or a length of more than 9 metres (29.5 ft) other than a recreational vehicle or camper, to be parked or stored in a residential district and/or area of residential use. A vehicle is more than 5,443 kg GVW when a gross allowable maximum vehicle weights in excess of 5,443 kg (as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time).*

### 901A.5 Other Controls

901A.5.1 *A site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of this Bylaw.*

901A.5.3 *The requirements of Section 108 and Part 8 apply to all residential districts*

**902 R1 Low Density Residential District**

902.1 *The purpose of the R1 Low Density Residential District is to provide land for the development of quality detached residences on individual, fully serviced lots.*

902.2 *Usage:*

<i>Permitted Uses: The following uses are permitted:</i>	<i>Discretionary Uses: The following uses may be allowed at the discretion of the Development Authority:</i>
<i>New detached residences</i>	<i>Moved-in single family, detached residences (excluding manufactured and mobile homes)</i>
<i>New Detached modular and RTM homes (excluding manufactured and mobile homes)</i>	<i>Churches</i>
<i>Home Offices</i>	<i>Day care facilities</i>
<i>Public parks and recreation areas</i>	<i>Group Homes</i>
<i>Buildings and uses accessory to the above</i>	<i>Home businesses</i>
	<i>Bed and breakfast establishments</i>
	<i>Portable buildings</i>
	<i>Secondary suites, limited to one per residence</i>
	<i>Utility installations</i>
	<i>Buildings and uses accessory to the above</i>

902.3 *Number of Residences on a Lot*

902.3.1 *Only one residence shall be constructed on a lot, but this shall not prevent the construction and use of one secondary suite within a detached residence.*

902.4 *Lot Size Requirements*

902.4.1 *Lot area:*

902.4.1.1 *All residential lots shall have an area of at least 475 m<sup>2</sup> (5,113 square feet) if bordered on one side by a lane, or 555 m<sup>2</sup> (5,974 square feet) if the lots have no lane.*

902.4.1.2 *Lots for other uses shall have an area satisfactory to the Development Authority.*

902.4.2 *Lot width:*

902.4.2.1 *Residential lots which have lane or road access to the rear yard shall have a mean width of at least 15.25 metres (50 feet).*

902.4.2.2 *Residential lots which do not have lane or road access to the rear yard shall have a mean width of at least 18.3 metres (60 feet).*

902.4.2.3 *Non-rectangular residential lots shall have a front width of at least 10 metres (33 feet)*

902.4.2.4 *Where oversized lots are being re-subdivided, the required lot widths may be relaxed to accommodate existing buildings.*

902.4.2.5 *Lots for other uses shall have a width satisfactory to the Development Authority.*

902.5 *Building Height*

902.5.1 *A residence shall not exceed 7.5 metres (24.5 feet) above grade.*

902.5.2 *If the Development Authority exercises the discretion allowed by Section 404.6 of this Bylaw, and allows a building higher than set out in Sections 902.5.1 or 901A.1.4, that decision may be appealed under Section 501.1 of this Bylaw by any person claiming to be affected.*

902.6 *Site Coverage*

902.6.1 *Buildings shall cover no more of a residential lot than 40% of the first 550 m<sup>2</sup> (6,000 sq ft) of the lot, plus 20% of any area greater than 550 m<sup>2</sup> (6,000 sq ft).*

902.6.2 *The minimum floor area for a dwelling unit shall be 75 m<sup>2</sup> (800 sq ft)*

902.7 *Yards and Setbacks:*

902.7.1 *Main Buildings (See Figure 1)*

<i>Front Property Line</i>	<i>6 metres (20 feet)</i>
<i>Rear Property Line</i>	<i>6 metres (20 feet)</i>
<i>Side Property Line</i>	<i>3 metres (10 feet) on one side if no road or lane access to the rear yard</i>
	<i>1.5 metres (5 feet) in all other cases, but this shall be increased by 0.3 metres for each 1 metre of building height above 7.5 metres</i>

902.7.2 *Garages - Garages shall be located so that there is a clear space of at least 6 metres (20 feet) between the vehicle access door and the road or lane which is used for access.*

<i>Front Property Lines</i>	<i>6 metres (20 feet)</i>
<i>Rear Property Line</i>	<i>1 metre (3 feet)</i>
<i>Side Property Line</i>	<i>1 metre (3 feet)</i>

*The requirements of Section 901.A apply to this Land Use District.*

**903 R2 General Residential District**

903.1 *The purpose of the R2 district is to provide land for the development of higher density housing as well as for single detached residences.*

903.2 *Usage:*

<i>Permitted Uses: The following uses are permitted:</i>	<i>Discretionary Uses: The following uses may be allowed at the discretion of the Development Authority:</i>
<i>New detached residences</i>	<i>Moved-in residences</i>
<i>New Modular and RTM homes (excluding manufactured and mobile homes)</i>	<i>Manufactured homes, no more than 5 years old at the time of placement, on subdivided lots</i>
<i>Duplex residences</i>	<i>Triplex and fourplex residences</i>
<i>Secondary suites in detached houses</i>	<i>Row housing</i>
<i>Home offices</i>	<i>Group homes</i>
<i>Public parks and recreation areas</i>	<i>Apartment buildings</i>
<i>Buildings and uses accessory to the above</i>	<i>Bed and breakfast establishments</i>
	<i>Utility installations</i>
	<i>Churches</i>
	<i>Day care facilities</i>
	<i>Home businesses</i>
	<i>Portable buildings</i>
	<i>Buildings and uses accessory to the above</i>

903.3 *Number of Residences on a Lot*

903.3.1 *Detached houses: A maximum of one residence shall be constructed on a lot, but this shall not prevent the construction and use of one secondary suite within a detached residence.*

903.3.2 *Duplexes: A maximum of two residences shall be constructed on a lot; secondary suites within duplex units are not permitted.*

903.3.3 *Other Residences: The maximum number of residences on the lot shall be as determined by the Development Authority.*

903.4 *Lot Size Requirements*

903.4.1 *Detached houses: A lot for a detached house shall have an area of at least 445 square metres (4,800 square feet), a mean width of at least 12.2 metres (40 feet), and a street frontage of at least 7.5 metres (25 feet).*

903.4.2 *Duplexes:*

903.4.2.1 *A subdivided lot for one side of a duplex shall have an area of at least 250 m<sup>2</sup> (2,690 square feet), a mean width of 7.5 metres (25 feet), and a street frontage of at least 5 metres (16.5 feet).*

903.4.2.2 *An un-subdivided lot shall have an area of at least 500 m<sup>2</sup> (5,382 square feet), a mean width of 15 metres (50 feet), and a street frontage of at least 10 metres (33 feet).*

903.4.3 *Other residences: A lot for other styles of residences shall be large enough to accommodate the proposed buildings with the required yards, site coverage, setbacks, parking, and landscaping as determined by the Development Authority.*

903.4.4 *Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.*

903.5 *Site Coverage*

903.5.1 *Single detached dwellings, including accessory buildings, shall cover no more than 40% of the area of a residential lot.*

903.5.2 *Attached dwelling units, including accessory buildings, shall cover no more than 50% of the area of a residential lot.*

903.5.3 *The minimum floor area for a single detached dwelling unit shall be 75 m<sup>2</sup> (800 sq ft)*

903.5.4 *The minimum floor area for an attached dwelling unit shall be 60 m<sup>2</sup> (650 sq ft)*

903.6 *Yards and Setbacks: Main Buildings (See Figure 1)*

903.6.1 *Main Buildings (See Figure 1)*

<i>Front Property Line</i>	<i>6 metres (20 feet)</i>
<i>Rear Property Line</i>	<i>6 metres (20 feet)</i>
<i>Side Property Line</i>	<i>3 metres (10 feet) on one side if no road or lane access to the rear yard</i>
	<i>1.5 metres (5 feet) in all other cases, except in the case of a subdivided attached residence which may be built straddling the adjoining side property line</i>

903.6.2 *Garages*

903.6.2.1 *Garages shall be located so that there is a clear space of at least 6 metres (20 feet) between the vehicle access door and the road or lane which is used for access.*

903.6.2.2 *A shared garage serving two attached duplexes may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.*

<i>Front Property Lines</i>	<i>6 metres (20 feet)</i>
<i>Rear Property Line</i>	<i>1 metre (3 feet)</i>
<i>Side Property Line</i>	<i>1 metre (3 feet)</i>

903.7 *Height of buildings*

903.7.1 *An apartment building shall not exceed 10 metres (32 feet) above grade.*

903.7.2 *Other residences shall not exceed two and a half storeys or 7.5 metres (24.5 feet) above grade.*

903.8 *Lanes Required*

903.9.1 *A new subdivision intended to be classified R2 shall contain lanes serving every residential lot.*

903.9 *Emergency Vehicle Access*

903.9.1 *In developments containing multiple dwellings within one lot, the internal circulation routes must be at least 7.75 metres (25 feet) wide and with curvatures able to accommodate emergency vehicles.*

903.9.2 *Along the sides of an apartment building exceeding two storeys above grade, emergency vehicle access must conform to the side and rear yard setbacks required by the Alberta Building Code. There shall be a firm, level fire access area, accessible from the road by emergency response equipment. This requirement may increase the setbacks beyond those required by Sections 903.6.*

903.9.3 *No buildings, vehicles, or other obstructions shall be placed or allowed in a fire access area.*

*The requirements of Section 901.A apply to this Land Use District.*

**904 RMS Residential Manufactured Housing Subdivision District**

904.1 *The purpose of the RMS district is to provide land where manufactured homes may be placed on titled lots which are dimensioned to fit the unique size and shape of this style of housing.*

904.2 *Usage:*

<i>Permitted Uses: The following uses are permitted:</i>	<i>Discretionary Uses: The following uses may be allowed at the discretion of the Development Authority:</i>
<i>New manufactured homes</i>	<i>Manufactured homes no more than five (5) years old when moved to the site</i>
<i>New conventionally built detached residences</i>	<i>Moved-in conventionally built residences</i>
<i>Modular and RTM homes</i>	<i>Churches</i>
<i>Duplex residences</i>	<i>Day care facilities</i>
<i>Home offices</i>	<i>Group homes</i>
<i>Public parks and recreation areas</i>	<i>Home businesses</i>
<i>Buildings and uses accessory to the above</i>	<i>Portable buildings</i>
	<i>Utility installations</i>
	<i>Buildings and uses accessory to the above</i>

904.3 *Number of Residences on a Lot*

904.3.1 *Detached houses: A maximum of one residence shall be constructed on a lot, but this shall not prevent the construction and use of one secondary suite within a conventionally built detached residence.*

904.3.2 *Duplexes: A maximum of two residences shall be constructed on a lot; secondary suites within duplex units are not permitted.*

904.4 *Lot Size Requirements*

904.4.1 *Residential uses: Lots shall be at least 12 metres (40 feet) wide, with a street frontage of at least 9 metres (30 feet), and at least 36.5 metres (120 feet) deep.*

904.4.2 *Residential corner lots: Residential corner lots shall be at least 15 metres (50 feet) wide.*

904.4.3 *Lane-less lots: If a residential lot is not served by a lane it shall be at least 15 metres (50 feet) wide.*

904.4.4 *Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.*

904.5 *Site Coverage*

904.5.1 *Buildings shall cover no more than 50% of the area of a residential lot.*

904.5.2 *The minimum floor area of a single detached dwelling unit shall be 75 m<sup>2</sup> (800 sq ft).*

904.5.3 *The minimum floor area of an attached dwelling unit shall be 60 m<sup>2</sup> (650 sq ft).*

904.6 *Yards and Setbacks*

904.6.1 *Main Buildings (See Figure 2)*

<i>Front Property Line</i>	<i>4.5 metres (15 feet)</i>
<i>Rear Property Line</i>	<i>4.5 metres (15 feet)</i>
<i>Side Property Line</i>	<i>3 metres (10 feet) on one side if no road or lane access to the rear yard</i>
	<i>1.5 metres (5 feet) in all other cases</i>

904.6.2 *Garages*

904.6.2.1 *Garages shall be located so that there is a clear space of at least 6 metres (20 feet) between the vehicle access door and the road or lane which is used for access.*

904.6.2.2 *A shared garage serving two attached duplexes may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.*

<i>Front Property Lines</i>	<i>6 metres (20 feet)</i>
<i>Rear Property Line</i>	<i>1 metre (3 feet)</i>
<i>Side Property Line</i>	<i>1 metre (3 feet)</i>

904.7 *Height of Buildings*

904.8.1 *Residential buildings shall not exceed two and a half storeys or 7.5 metres (24.5 feet) above grade.*

904.8 *Lanes*

904.8.1 *Where lanes are not provided, the width of the lots must be sufficient to provide side yards as required by Sections 904.6 and 904.7 of this Bylaw.*

904.9 *Aesthetics*

904.9.1 *The undercarriage of manufactured homes shall be completely screened from view by the foundation, skirting, or by other such means satisfactory to the Development Authority.*

904.9.2 *All accessory buildings, additions, porches and skirting shall be of a quality and appearance equivalent to the manufactured home*

*The requirements of Section 901.A apply to this Land Use District.*

**905 RE Residential Estate District**

905.1 *The purpose of the Residential Estate district is to allow high quality residential development on large lots.*

905.2 *Usage:*

<i>Permitted Uses: The following uses are permitted:</i>	<i>Discretionary Uses: The following uses may be allowed at the discretion of the Development Authority:</i>
<i>New site built detached residences of conventional construction</i>	<i>Moved in residences, excluding manufactured and mobile homes</i>
<i>Home offices</i>	<i>Modular and RTM residences</i>
<i>Public parks and recreation areas</i>	<i>Secondary suites</i>
<i>Buildings and uses accessory to the above (if less than 60 m<sup>2</sup>)</i>	<i>Day care facilities</i>
	<i>Group Homes</i>
	<i>Home businesses</i>
	<i>Bed and breakfast establishments</i>
	<i>Portable buildings</i>
	<i>Utility installations</i>
	<i>Buildings and uses accessory to the above</i>

905.3 *Number of Residences on a Lot*

905.3.1 *Only one residence shall be constructed on a lot, but this shall not prevent the construction and use of one secondary suite within a main building.*

905.4 *Minimum Floor Area*

905.4.1 *The minimum floor area for a dwelling unit shall be 110 m<sup>2</sup> (1,180 sq ft)*

905.5 *Lot Size Requirements*

905.5.1 *Lot area:*

905.5.1.1 *All residential lots shall have an area of at least 2,000 m<sup>2</sup> (0.5 acres).*

905.5.1.2 *Lots for other purposes shall have an area satisfactory to the Development Authority.*

905.5.2 *Lot width:*

905.5.2.1 *All residential lots shall have a width of at least 30 metres (100 feet) at the building line, and a road frontage of at least 15 metres (50 feet).*

905.5.2.2 *Lots for other purposes shall have a width satisfactory to the Development Authority.*

905.6 *Yards and Setbacks*

905.6.1 *Main Buildings*

<i>Front Property Line</i>	<i>8 metres (26 feet)</i>
<i>Rear Property Line</i>	<i>10 metres (33 feet)</i>
<i>Side Property Line</i>	<i>3 metres (10 feet)</i>
	<i>3 metres (10 feet) from any other building</i>

905.7 *Maximum Height of Buildings*

905.7.1 *A residence shall not exceed 7.5 metres (24.5) above grade.*

905.8 *Development Standards*

905.8.1 *All residential lots shall be connected to the municipal water system.*

905.8.2 *All other development standards shall be negotiated between the developer and the municipality and specified in the overall plan governing the subdivision, and shall be suitable for a high quality residential development.*

905.9 *Development Agreement to be Registered*

905.9.1 *If, at the time of subdivision a residential lot is not served by a paved road, and/or is not connected to all municipal services, a development agreement shall be registered on the title to the lot, and under the terms of this agreement the owner and his successors shall accept financial responsibility for installing or upgrading services or paving the road, and shall release the municipality from any financial responsibility for such installation or upgrading or paving.*

905.10 *Sewage Treatment*

905.10.1 *If residential lots are not to be served by a piped municipal sewer system, the method of sewage treatment must be acceptable to Alberta Safety Codes Council, the Regional Health Authority, and the municipality.*

905.11 *Building Quality*

905.11.1 *In order to ensure a high standard of building and design, architectural controls may be registered on the title of each lot at the time of subdivision.*

*The requirements of Section 901.A apply to this Land Use District.*

**906 RMX Residential Mixed-Use District**

906.1 *The purpose of the Residential Mixed Use district is to allow large lot single family housing and, as a secondary or associated use, small workshops and the storage of goods, vehicles, machinery, and equipment used in the business of the occupant of the lot.*

906.2 *Usage:*

<i>Permitted Uses: The following uses are permitted:</i>	<i>Discretionary Uses: The following uses may be allowed at the discretion of the Development Authority:</i>
<i>New detached residences</i>	<i>Manufactured homes, no more than five (5) years old when moved to the site and set on permanent foundations</i>
<i>New Modular and RTM homes (excluding manufactured and mobile homes)</i>	
<i>Buildings and uses accessory to the above</i>	<i>Portable buildings</i>
	<i>Public parks</i>
	<i>Agriculture</i>
	<i>Bed and breakfast establishments</i>
	<i>Day care facilities</i>
	<i>Utility installations</i>
	<i>Buildings and uses accessory to the above</i>
	<i>Light industrial uses such as small workshops and the storage of goods, vehicles, machinery, and equipment used in the business of the occupant of the lot, where these uses are secondary to the main residential purpose of the lot, hereinafter referred to as 'secondary industrial uses'</i>

906.3 *Minimum Lot Dimensions*

906.3.1 *Each lot shall have a width of at least 20 metres (66 feet) and a depth of at least 50 metres (165 feet).*

906.4 *Minimum Floor Area*

906.4.1 *The minimum floor area for a dwelling unit shall be 110 m<sup>2</sup> (1,180 sq ft)*

906.5 *Building Setbacks*

906.5.1 *Main Buildings*

<i>Front Property Line</i>	<i>10 metres (33 feet)</i>
<i>Rear Property Line</i>	<i>10 metres (33 feet)</i>
<i>Side Property Line</i>	<i>5 metres (17 feet)</i>

906.5.2 *Garages - Garages shall be located so that there is a clear space of at least 10 metres (33 feet) between the vehicle access door and the road or lane which is used for access.*

<i>Front Property Lines</i>	<i>10 metres (33 feet)</i>
<i>Rear Property Line</i>	<i>3 metre (10 feet)</i>
<i>Side Property Line</i>	<i>3 metre (10 feet)</i>

#### 906.6 *Building Height*

906.6.1 *No residence shall exceed 10 metres (33 feet) in height.*

#### 906.8 *Site Coverage*

906.8.1 *The area of land covered by buildings shall not exceed 30% of the area of the lot.*

#### 906.9 *Special Provisions for Secondary Industrial Uses*

906.9.1 *A permit for a secondary industrial use shall be issued only to the owner of a lot who is also resident on that lot.*

906.9.2 *A secondary industrial use shall not involve the display or sale of any goods on the lot.*

906.9.3 *A secondary industrial use shall not generate traffic in excess of what is acceptable in a residential neighbourhood.*

906.9.4 *No hazardous materials shall be stored on the lot, and no offensive or intrusive noise, vibration, smoke, dust, odour, heat, glare, or electrical or radio disturbance shall be produced by any secondary industrial use.*

906.9.5 *At all times the privacy and enjoyment of nearby residences shall be preserved and, subject to the purpose of the district, a secondary industrial use shall not unreasonably affect the residential amenities of the neighbourhood.*

906.9.6 *Exterior storage of goods and supplies may be permitted provided that the storage area is screened to the satisfaction of the Development Authority.*

906.9.7 *Secondary industrial uses shall be restricted to the rear yard.*

906.9.8 *All industrial and storage buildings shall be sited at least 10 metres (33 feet) from residences.*

906.9.9 *No more than two unlicensed or inoperative vehicles shall be stored on a lot at any time.*

906.9.10 *The maximum number of non-resident employees who may work on a lot shall be set by the Development Authority and noted in the development permit, but in no case shall exceed two (2).*

#### 906.10 *Development Density*

906.10.1 *Only one residence shall be constructed on each lot, but this shall not prevent the construction and use of a single secondary suite within the main residence on a lot.*

*The requirements of Section 901.A apply to this Land Use District.*

**2. Sections 901 through 906 of Bylaw 10:2012 Land Use Bylaw are hereby replaced.**

**3. This bylaw comes into effect on the date of third reading.**

**READ A FIRST TIME this 9<sup>th</sup> day of August A.D. 2017**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CHIEF ADMINISTRATIVE OFFICER**

**READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2017.**

**READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2017.**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CHIEF ADMINISTRATIVE OFFICE**