

Bylaw/Policy Disposition

Amends: 02-09

Amended by: _____

Rescinds: _____

VILLAGE OF BARNWELL
IN THE PROVINCE OF ALBERTA

BYLAW NO. 04-11

RESCINDED

Rescinded By: 01-19

Date: 21 FEB 2019

BEING a bylaw of the Village of Barnwell in the Province of Alberta, to amend Bylaw No.2-09, being the municipal Land Use Bylaw.

WHEREAS the Village Council wishes to update the land use bylaw to address accessory building requirements, shipping containers, uses in the Agricultural district, additional definitions, numbering, and ordering issues;

AND WHEREAS the purpose of proposed Bylaw No. 04-11 is to undertake a series of amendments, as shown in the attached Schedule A, and summarized as follows:

Land Use Districts (Schedule 2)

- update accessory building requirements, including maximum size, appearance, and maximum site coverage;
- add accessory structures and accessory uses as uses;
- add as permitted uses accessory buildings, structures and uses and home occupation A to the Agricultural – A district,
- add as discretionary uses secondary accessory buildings and home occupations B to the Agricultural – A district;
- allow for shipping containers (both temporary and permanent in different districts) and provide standards of development for the use; and
- other textual amendments to numbering and ordering of regulations for consistency throughout the Schedule;

Development Not Requiring A Permit (Schedule 3)

- permit the placement of a temporary shipping container in compliance with the requirements found within Schedule 2.

Moved-in Building Standards (Schedule 6)

- add a required roof pitch.

Definitions (Schedule 10)

- add definitions for Accessory structure, Accessory use and Shipping container;
- delete definition for Structures; and
- revise definition for Primary and Secondary accessory buildings.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Barnwell in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule 2 of Land Use Bylaw 2-09, is replaced with the proposed Schedule 2, as indicated in attached Schedule A;

2. That Schedule 3 of Land Use Bylaw 2-09 is amended to add Section 2. (k) as indicated in attached Schedule A;
3. That Schedule 10 of Land Use Bylaw 2-09 is amended to add, delete and revise the definitions as indicated in attached Schedule A;
4. Bylaw No. 2-09 is hereby amended.
5. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 12 day of May, 2011.



Mayor - Del Bodnarek



Chief Administrative Officer - Wendy Bateman

Moved by Mayor Bodnarek that Bylaw 4-11 be amended to increase the size of prohibited accessory buildings from 2500 ft² to 3200 ft² in Schedule 2, Agricultural, Section 1(c), as shown in Schedule A, as attached. Motion Carried.

READ a second time this 16 day of June, 2011.



Mayor - Del Bodnarek



Chief Administrative Officer - Wendy Bateman

READ a third time and finally PASSED this 16 day of June, 2011.



Mayor - Del Bodnarek



Chief Administrative Officer - Wendy Bateman

LAND USE DISTRICT REGULATIONS

RESIDENTIAL – R

INTENT: To ensure an adequate variety and supply of serviced residential lots and to promote orderly, economical and attractive development, while excluding potentially incompatible land uses.

1. PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses

Accessory structures
 Accessory uses
 Dwellings:
 One unit
 Primary accessory buildings up to
 65 m² (700 ft²)
 Home occupations A

(b) Discretionary Uses

Clubs and fraternal organizations
 Day care centres
 Dwellings:
 Two unit
 Lodging or boarding house
 Multi-unit
 Modular
 Moved-in
 Ready-to-move
 Townhouse/Row
 Home occupations B
 Institutional
 Park and playground
 Primary accessory buildings greater
 than 65 m² (700 ft²)
 Secondary accessory buildings
 Seniors housing
 Utility

(c) Prohibited Uses

Primary accessory buildings greater
 than 232.3 m² (2500 ft²)

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
One unit						
– interior lot	15.2	50	38.1	125	579.1	6,250
– corner lot	18.3	60	38.1	125	697.2	7,500
Two unit	18.3	60	38.1	125	697.2	7,500
Multi-unit dwellings	30.5	100	38.1	125	1162.1	12,500
Row or town houses:						
– end units	12.2	40	38.1	125	464.8	5,000
– interior units	7.6	25	38.1	125	289.6	3,125
All other uses	As required by the Municipal Planning Commission					

3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front		Side		Corner Side*		Rear	
	m	ft.	m	ft.	m	ft.	m	ft.
One Unit	7.6	25	1 @ 1.5 1 @ 3.0	5 10	4.6	15	7.6	25
Two unit	7.6	25	1 @ 3.0 1 @ 3.0	10 10	9.1	15	7.6	25
Multi-unit dwellings	7.6	25	1 @ 4.6 1 @ 3.0	15 10	4.6	15	7.6	25
Row or town houses	7.6	25	1 @ 4.6 1 @ 3.0	15 10	4.6	15	7.6	25

All others As required by the Municipal Planning Commission

See Definitions, Schedule 10.

- (a) **Corner Side** means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 2.1)

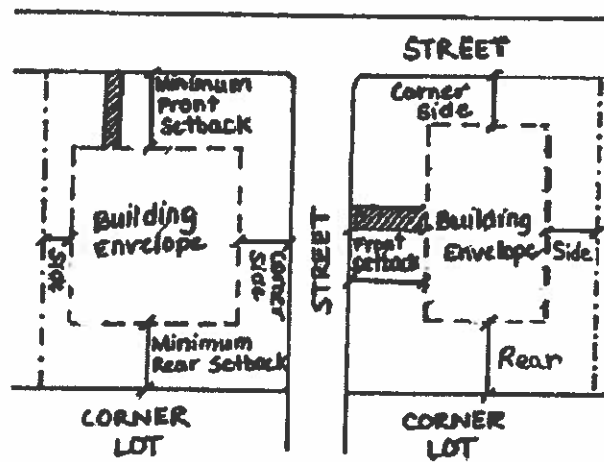


Figure 2.1

- (b) Modular, ready-to-move and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional one unit dwellings by the Municipal Planning Commission and subject to the same lot size and setback requirements.
- (c) The side setback provision does not limit the building of a two unit dwelling or townhouse/row dwelling where each dwelling is on a separate lot.
- (d) Also refer to Schedule 4, Sections 1 and 7 for clear vision triangle requirements and setbacks from easements.
- (e) Structures that are attached to a principal building are subject to the principal setbacks, excepting the permitted projections in Schedule 4, Section 8.

4. ACCESSORY BUILDINGS

- (a) Primary accessory building – maximum floor area shall not exceed 232.3 m² (2500 ft²)
- (b) All accessory buildings shall not be located closer than 1.5 metres (5 ft.) from a side lot or rear lot property line.
- (c) No accessory structures are allowed to be located in either the front or side yard of the principal structure.
- (d) A carport is permitted in a side yard but shall not be less than 1.5 metres (5 ft.) from a side lot line.
- (e) The side yard requirement for a principal building with an attached garage shall be the same as for a principal building except on irregular-shaped lots where two-thirds of the building is not less than 1.5 metres (5 ft.) from the side lot line.
- (f) Any secondary accessory buildings are considered to be discretionary.
- (g) Accessory buildings and structures must be compatible with the main dwelling in terms of materials and design.

5. MAXIMUM SITE COVERAGE

- Principal buildings – 35%
- Accessory buildings – 10%

Note: For the definition of site coverage, refer to Schedule 10, Definitions, "Site coverage, principal" and "Site coverage, accessory".

6. MINIMUM FLOOR AREA

- One unit dwellings – 74.3 m² (800 sq. ft.)
- Two unit dwellings – 69.7 m² (750 sq. ft.) per unit
- Multi-family dwellings – 65.0 m² (700 sq. ft.) per unit
- All other uses – As required by the Municipal Planning Commission

7. MAXIMUM BUILDING HEIGHT (Measured to peak of roof)

- Principal buildings – 10.1 m (33 ft.)
- Accessory buildings – 4.9 m (16 ft.)

8. TEMPORARY SHIPPING CONTAINERS

A shipping container may be placed temporarily on a construction site for the period of construction within this land use district without obtaining a development permit subject to the following provisions:

- (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
- (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;
- (c) no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);

- (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company owner's logo or trademark;
- (e) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;
- (f) the shipping container shall be placed a minimum of 3 metres (10 ft.) from the front property line and 1.5 metres (5 ft.) from the side property line. On corner lots, placement of the container shall also comply with the corner lot restrictions section 3 of this district.

9. LANDSCAPING AND SCREENING – See Schedule 4.

10. STANDARDS OF DEVELOPMENT – See Schedule 4.

11. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

12. MOVED-IN BUILDINGS – See Schedule 6.

13. HOME OCCUPATIONS – See Schedule 8.

14. SIGNS – See Schedule 9.

RESIDENTIAL MANUFACTURED HOME – R-MH

INTENT: To provide areas suitable for the location of individual manufactured homes, recognizing the special requirements of manufactured home development. These areas should provide for high-quality development that will be complementary to adjacent uses.

1. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(a) Permitted Uses

Dwellings:
 Double-wide manufactured homes
 Single-wide manufactured homes
 One unit
 Home occupations A
 Mobile home
 Modular home

(b) Discretionary Uses

Accessory buildings, primary
 Accessory buildings, secondary
 Accessory uses
 Accessory structures
 Institutional
 Manufactured home addition
 Manufactured home park
 Park and playground
 Private nursing home
 Recreation and sports fields
 Utility

2. ELIGIBLE MANUFACTURED HOMES

(a) Eligible manufactured homes include:

- (i) new factory-built units;
- (ii) used factory-built units in a good state of repair to the satisfaction of the Designated Officer;
- (iii) Canadian Standards Association (CSA) certified units.

(b) Any application for a development permit to locate a used manufactured home:

- (i) shall include recent colour photographs showing the complete exterior of the structure; and
- (ii) may require an inspection report by a building inspector, at the expense of the applicant, to determine the unit's suitability in terms of its appearance, state of repair and other pertinent features.

3. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
Single-wide manufactured homes	12.2	40.0	30.5	100	372.1	4000.0
Double-wide manufactured homes	13.7	45.0	30.5	100	417.9	4500.0
One unit	15.2	50.0	38.1	125	579.1	6250.0
All other uses	As required by the Municipal Planning Commission					

4. MINIMUM SETBACK REQUIREMENTS – Principal

Use	Front		Side		Side		Rear			
	m	ft.	m	ft.	m	ft.	m	ft.		
All uses	6.0	19.6	4.5	14.7	1.5	4.9	1.5	4.9		
							Main entrance		With lane	
							3.0	9.8		
						Without lane				

* See Definitions, Schedule 10.

5. CORNER LOTS

Corner lots in this land use district should be used for double-wide mobile homes unless otherwise approved by the Municipal Planning Commission.

6. ACCESSORY BUILDINGS

- (a) Accessory building in excess of 9.0 m² (96.8 sq. ft.), other than rear entry garages, shall not be less than 1 metre (3.2 ft.) from a side or rear lot line, and all drainage shall be conducted to the appropriate storm drain via the applicant's own property.
- (b) Accessory buildings 9.0 m² (96.8 sq. ft.) or greater shall be at least 1.2 metres (4.0 ft.) from the principal building.
- (c) An attached carport may be permitted in a side yard but shall not be less than 1.5 metres (5.0 ft.) from a side lot and shall not be enclosed on more than two sides (including the side of the principal building) or on three sides to a minimum of 1 metre (3.2 ft.) above grade.
- (d) The side yard requirements for a principal building with an attached garage shall be the same as for a principal building itself except on an irregular-shaped lot in which case one corner of the structure may be less than 1.5 metres (5.0 ft.) from the side or rear lot line, provided that the overhanging eave shall not be less than 1.5 metres (5.0 ft.) from the side lot line.
- (e) Rear entry garages shall be a minimum of 1.5 metres (5.0 ft.) from a lane.
- (f) Any open or closed porch or veranda shall be considered part of the principal building for the purposes of calculating floor area, site coverage and setback requirements.
- (g) The primary accessory building shall be a maximum of 65.0 m² (700 sq. ft.).

7. MANUFACTURED HOME ADDITIONS

All manufactured home additions shall require a development permit and shall be of a design and external finish which will enhance and be compatible with the manufactured home.

8. TEMPORARY SHIPPING CONTAINERS

A shipping container may be placed temporarily on a construction site for the period of construction within this land use district without obtaining a development permit subject to the following provisions:

- (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;

- (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;
- (c) no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);
- (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company owner's logo or trademark;
- (e) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;
- (f) the shipping container shall be placed a minimum of 3 metres (10 ft.) from the front property line and 1.5 metres (5 ft.) from the side property line. On corner lots, placement of the container shall also comply with the corner lot restrictions section 3 of this district.

9. MAXIMUM SITE COVERAGE

Principal building – 35%
 Accessory buildings – 10%

Note: For the definition of site coverage, refer to Schedule 10, Definitions, "Site coverage, principal" and "Site coverage, accessory".

10. MINIMUM FLOOR AREA

Single-wide manufactured homes – 65.0 m² (700 sq. ft.)
 Double-wide manufactured homes – 72.0 m² (775 sq. ft.)
 One unit dwelling – 74.3 m² (800 sq. ft.)
 All other uses – As required by the Municipal Planning Commission

11. MAXIMUM BUILDING HEIGHT

Principal buildings – 10.1 m (33 ft.)
 Accessory buildings – 4.9 m (16 ft.)

12. STANDARDS OF DEVELOPMENT

(a) Foundations and Basements

- (i) All double-wide manufactured homes shall be placed on permanent concrete or concrete block foundations in conformance with the provincial building requirements.
- (ii) A basement for a manufactured home may be permitted, provided access to the basement is housed within an approved enclosure.
- (iii) The maximum allowable height of the exposed portion of a concrete or block foundation shall not be more than 0.6 metre (2 ft.) above the average finished surface level of the surrounding ground.
- (iv) All single-wide manufactured homes not placed on permanent foundations of concrete or concrete blocks shall be secured to the ground and skirted to the satisfaction of the Designated Officer.

(b) **General Appearance**

In order to maintain the residential character of the development:

- (i) the wheels and hitches shall be enclosed or removed from a manufactured home immediately after placement of the home on its foundation;
- (ii) the underside of manufactured homes which are not provided with a basement shall be within 0.6 metre (2 ft.) of the finished grade;
- (iii) the front yard area of each lot should be landscaped;
- (iv) the foundation and skirting shall be in place immediately after placement of the mobile home on the foundation.

(c) Also see Schedules 4 and 7.

13. MOBILE HOME PARK DESIGN CRITERIA AND DEVELOPMENT STANDARDS

(a) **General and Overall Appearance**

The mobile home park should incorporate detailed aesthetic consideration such as:

- (i) substantial landscaping design of the entire park in general and of individual sites in particular;
- (ii) treatment of communal areas both indoor and outdoor;
- (iii) imaginative handling of lamp standards, litter bins, street signs and things of this nature.

(b) **Integration with Adjoining Residential Uses**

The park design and subsequent placement of mobile homes on lots should integrate well with adjoining residential development so as not to be obtrusive.

(c) **Density**

The design of the park should be such that the net site density of the park does not exceed 20 units per hectare (8 units per acre).

(d) **Open Space Requirements**

A minimum of 10 percent of the mobile home park area should be developed for park and playground use for the enjoyment of the inhabitants.

(e) **Street Layout and Streetscape**

Grouping or clustering of mobile homes should provide a mixture of types and aesthetic variety along the streets and spatial relationships between the mobile homes.

Street furniture such as light standards, signs, telephone booths, litter bins, etc., should, where possible, be of a high quality in design and harmoniously incorporated into the total streetscape.

(f) **Open Space, Recreational Area and Buffer Strip Standards**

(i) **Landscaping Standards**

A substantial number of mature trees and a good variety of shrubbery should be utilized in the landscaping of the park to provide both a park-like atmosphere and proper screening.

(ii) **Recreation Area and Development**

The 10 percent of the mobile home park which is dedicated to open space shall include playground equipment to accommodate children's play. This 10 percent area should also provide benches and a walkway for passive recreation.

(g) **Servicing Requirements**

- (i) A qualified engineer should be engaged at the expense of the developer to consult with the Village and utility companies to arrive at a design for all interior servicing, including roads, drainage, sewer, water, natural gas, telephone, electrical and fire protection.
- (ii) All on-site servicing should be built to the standards and requirements of the Village of Barnwell, Fortis Alberta, ATCO Gas and Telus Communications Inc.
- (iii) Utility easements as may be required shall be provided within the site and reasonable access to these easements shall be granted to the village and utility companies for the installation and maintenance of services.

(h) **Storage Compound**

The developer of the mobile home park should provide and maintain in good repair within the park, an area to accommodate the storage of recreational vehicles such as motor boats, travel trailers, etc.

14. LANDSCAPING AND SCREENING – See Schedule 4.

15. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

16. HOME OCCUPATIONS – See Schedule 8.

17. SIGNS – See Schedule 9.

GENERAL COMMERCIAL – GC

INTENT: To encourage and maintain the development of a high-quality commercial base to serve the residents of the Village of Barnwell and the general public.

1. PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses

Accessory buildings
Accessory structures
Accessory uses
Business support services
Drive-in/drive-through restaurants
Financial institutions
Lumber yards/building supplies
Medical and dental office
Offices
Personal services
Restaurants
Retail stores

(b) Discretionary Uses

Automotive sales and service
Bus depot
Car wash
Clubs and fraternal organizations
Farm machinery/industrial machinery
sales, rental and service
Hotel/motel
Institutional
Residential accommodation in
conjunction with an approved
commercial use
Service station/gas bar
Shipping Containers
Signs
Theatres
Utility

2. MINIMUM LOT SIZE

Permitted uses – As required by the Designated Officer
Discretionary uses – As required by the Municipal Planning Commission

3. MINIMUM SETBACK REQUIREMENTS – Principal

- (a) Permitted uses – As required by the Designated Officer
Discretionary uses – As required by the Municipal Planning Commission
- (b) The Municipal Planning Commission may require special standards for setbacks, access and service roadways for those adjacent to Highway 3 in accordance with Alberta Transportation recommendations, permit requirements and the *Public Highways Development Act*.

4. MAXIMUM SITE COVERAGE

Principal building and accessory buildings – 80%

Note: For the definition of site coverage, refer to Schedule 10, Definitions, "Site coverage, principal" and "Site coverage, accessory".

5. SHIPPING CONTAINER STANDARDS

- (a) An application for a development permit for all proposed shipping container(s) must be completed and submitted to the Development Officer along with the appropriate application fee. At least two recent colour photographs of the container(s) (one end view and one side view) must accompany the application.
- (b) There shall be a primary use on the property where the shipping container is proposed.
- (c) The front, rear and side setback requirements shall be regulated by the Development Authority as per the accessory building requirements in the applicable land use district.
- (d) The maximum number of shipping containers permitted on a lot shall be regulated by the Development Authority.
- (e) The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.
- (f) The Development Authority may require as a condition of approval that any shipping container be screened from view or landscaped to make it aesthetically pleasing.
- (g) The exterior of all shipping containers must be kept clean and regularly painted.
- (h) Shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.
- (i) The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing compliance with the conditions of the permit.

6. STANDARDS OF DEVELOPMENT – See Schedule 4.

7. LANDSCAPING AND SCREENING – See Schedule 4.

8. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

9. SIGNS – See Schedule 9.

INDUSTRIAL – I

INTENT: To encourage the efficient development of the area and ensure that industrial development is compatible with other uses through the regulation of the following listed uses.

1. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(a) Permitted Uses

- Accessory building
- Accessory structures
- Accessory uses
- Farm machinery/industrial machinery sales, rental and service
- Grain elevators
- seed cleaning
- Light industry/manufacturing
- Industrial uses requiring spur trackage
- Truck transportation dispatch/depots
- Warehousing

(b) Discretionary Uses

- Anhydrous ammonia and other bulk fertilizer storage
- Automotive sales and service
- Car wash
- Fertilizer storage and sales
- Heavy manufacturing and industry
- Livestock sales yards
- Outdoor storage
- Residential accommodation in conjunction with an approved industrial use
- Service station/gas bar
- Shipping containers
- Signs
- Truck wash
- Utility
- Veterinary clinic

2. MINIMUM LOT SIZE

Use	Servicing	Width		Length		Area	
		m	ft.	m	ft.	m ²	ft.
All uses (except outdoor storage, railway, and public utilities installations)	sewer/water	22.8	75	30.5	100	929.0	10,000
	water only	30.5	100	30.5	100	1,858.0	15,000
	unserviced	30.5	100	30.5	100	1,858.0	20,000

3. MINIMUM SETBACK REQUIREMENTS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
All uses	6.1	20	4.6	15	7.6	25

* See Definitions, Schedule 10.

(a) The Municipal Planning Commission may require special standards for setbacks, access and service roadways for parcels adjacent to Highway 3 in accordance with Alberta Transportation recommendations, permit requirements and the *Public Highways Development Act*.

4. MAXIMUM SITE COVERAGE

All uses -- As required by the Municipal Planning Commission

5. SHIPPING CONTAINER STANDARDS

- (a) An application for a development permit for all proposed shipping container(s) must be completed and submitted to the Development Officer along with the appropriate application fee. At least two recent colour photographs of the container(s) (one end view and one side view) must accompany the application.
- (b) There shall be a primary use on the property where the shipping container is proposed.
- (c) The front, rear and side setback requirements shall be regulated by the Development Authority as per the accessory building requirements in the applicable land use district.
- (d) The maximum number of shipping containers permitted on a lot shall be regulated by the Development Authority.
- (e) The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.
- (f) The Development Authority may require as a condition of approval that any shipping container be screened from view or landscaped to make it aesthetically pleasing.
- (g) The exterior of all shipping containers must be kept clean and regularly painted.
- (h) Shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.
- (i) The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing compliance with the conditions of the permit.

6. STANDARDS OF DEVELOPMENT – See Schedule 4.

7. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

8. SIGNS – See Schedule 9.

PUBLIC AND INSTITUTIONAL – P/I

INTENT: To maintain or enhance the quality of institutional, public and semi-public uses and ensure they are compatible with each other and with adjoining land use districts.

1. PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses

Accessory buildings
Accessory structures
Accessory uses
Clubs and fraternal organizations
Day care centres
Government services
Libraries and museums
Park and playground
Recreation and sports fields
Rodeo grounds
School
Utility

(b) Discretionary Uses

Commercial recreation
Cemetery
Hospital
Medical and dental office
Places of worship
Private nursing homes
Protective services
Public indoor recreational facilities
Seniors housing
Signs
Utility

2. MINIMUM LOT SIZE

All uses – As required by the Designated Officer

3. MINIMUM SETBACK REQUIREMENTS

All uses except open space recreation – As required by the Municipal Planning Commission

4. MAXIMUM SITE COVERAGE

Principal and accessory buildings – As required by the Municipal Planning Commission

Note: For the definition of site coverage, refer to Schedule 10, Definitions, "Site coverage, principal" and "Site coverage, accessory".

5. TEMPORARY SHIPPING CONTAINERS

A shipping container may be placed temporarily on a construction site for the period of construction within this land use district without obtaining a development permit subject to the following provisions:

- (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
- (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;
- (c) no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);
- (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company owner's logo or trademark;

- (e) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;
- (f) the shipping container shall be placed a minimum of 3 metres (10 ft.) from the front property line and 1.5 metres (5 ft.) from the side property line. On corner lots, placement of the container shall also comply with the corner lot restrictions section 3 of this district.

6. STANDARDS OF DEVELOPMENT – See Schedule 4.

7. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

8. SIGNS – See Schedule 9.

AGRICULTURAL – A

INTENT: To ensure orderly development of fringe areas that may be suitable for more intensive urban development in the future.

1. PERMITTED AND DISCRETIONARY USES

(a) **Permitted Uses**

Accessory structures
Accessory uses
Cultivation and grazing of land
Dwellings:
 One unit
Home occupation A
Primary accessory buildings up to
 65 m² (700 ft²)

(c) **Prohibited Uses**

Primary accessory buildings greater
 than 297.3 m² (3200 ft²)

(b) **Discretionary Uses**

Clubs and fraternal organizations
Home occupation B
Light industrial/manufacturing
Institutional
Park and playground
Primary accessory buildings greater
 than 65 m² (700 ft²)
Recreation and sports fields
Secondary accessory buildings
Utility

2. MINIMUM LOT SIZE

All uses – 0.8 hectare (2 acres)

This minimum may be varied if there is provision for all weather access and connections to all main services which have been approved by the Municipal Planning Commission.

3. ACCESSORY BUILDINGS

- (a) Primary accessory building – maximum floor area is at the discretion of Municipal Planning Commission which shall consider location and parcel size.
- (b) Any secondary accessory buildings are considered to be discretionary.
- (c) Accessory buildings and structures must be compatible with the main dwelling in terms of materials and design.
- (d) The total site coverage of all accessory buildings shall not exceed 10% of the parcel area.

4. SPECIAL DEVELOPMENT REQUIREMENTS

- (a) All discretionary use applications may be considered only in conjunction with a Comprehensive Development Plan approved by the Municipal Planning Commission.

- (b) The Municipal Planning Commission may require special standards such as, but not limited to, access, setback, siting and servicing in order to ensure the compatibility of any proposed development with an existing or approved adjacent development.
- (c) Generally the applicable standards, requirements and guidelines of the appropriate land use district and all other relevant portions of the bylaw schedules shall apply to each conditional use application for development in the Agricultural District unless otherwise determined by the Municipal Planning Commission.

5. KEEPING OF ANIMALS – See Animal Control Bylaw, Appendix C.

6. TEMPORARY SHIPPING CONTAINERS

A shipping container may be placed temporarily on a construction site for the period of construction within this land use district without obtaining a development permit subject to the following provisions:

- (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
- (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;
- (c) no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);
- (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company owner's logo or trademark;
- (e) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;
- (f) the shipping container shall be placed a minimum of 3 metres (10 ft.) from the front property line and 1.5 metres (5 ft.) from the side property line. On corner lots, placement of the container shall also comply with the corner lot restrictions section 3 of this district.

Amendments to Schedule 3

Add the following:

2. (k) temporary shipping containers in compliance with standards found in Schedule 2.

Amendments to Schedule 6

Add the following:

11. The minimum roof pitch shall not be less than a 4/12 pitch.

Amendments to Schedule 10

Delete the following definition:

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences, and signs.

Add the following definitions:

Accessory structure means a building or structure detached from a principal building, normally ancillary, incidental, subordinate to the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, fences, and satellite dishes. When a building is attached to the principal building by a roof, a floor or foundation above or below grade, it is part of the principal building.

Accessory use means a use of a building or site which the Development Officer decides is normally subordinate and incidental to the principal use of the building or site.

Shipping container means any container that was used, could be used, resembles, or is designed for the transport of goods by means of rail, truck or by sea. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered an accessory building or accessory structure and subject to the standards and requirements of the Land Use Bylaw.

Revise the following definition to read:

Primary accessory building means the first accessory building located on the same lot as the principal building.

Secondary accessory building means any additional accessory buildings:

- (a) established after one primary accessory building requiring a permit has been approved; and
- (b) established after one portable shed not exceeding 9.3 m² (100 sq. ft.) not requiring a permit has been constructed.