

ALBERTA BEACH  
MUNICIPAL PLANNING COMMISSION MEETING  
BEING HELD IN ALBERTA BEACH COUNCIL CHAMBERS  
TEMPORARILY LOCATED AT UNIT 5A, 4000 MUSEUM ROAD  
AUGUST 17, 2021 AT 7:00 P.M.

AGENDA

1. CALL TO ORDER
2. AGENDA ADDITIONS
3. AGENDA ADOPTION
4. NEW BUSINESS
  - a. Request for Decision – Development Permit Application #21DP46-01  
Lot 2, Block 12, Plan 3321BQ (4724 – 51 Street)  
Application for temporary living accommodations; and to exceed the 2:1 ratio of the proposed modular home to be located on the property.
5. ADJOURNMENT

**ALBERTA BEACH  
MUNICIPAL PLANNING COMMISSION (MPC)  
REQUEST FOR DECISION**

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Date: August 12, 2021, MPC Meeting

From: Kim Kozak, prepared by Linda Henrickson

To: All Members of Alberta Beach Municipal Planning Commission (MPC)

**RECOMMENDATION**

That the MPC passes a motion approving Development Permit No. 21DP46-01 for Temporary Living Accommodations and to exceed the 2:1 ratio of the proposed Modular Home to be located at Plan 3321 BQ, Block 12, Lot 2.

**BACKGROUND INFORMATION**

- The property, located at 4724-51 Street, is identified within the Land Use District Map as R-1 – Residential – Single Family District;
- The registered landowner is requesting approval for temporary living accommodations and to exceed the 2:1 ratio of a Modular Home;
- The registered landowners will be relocating from B.C. and require living accommodations until their dwelling is ready to be occupied;
- A Modular Home is considered a Dwelling within Section 1.9 – Definitions or Meaning of the Land Use Bylaw;
- The proposed Dwelling is 24 ft. (7.3m) in width and 52 ft. (15.8 m) in length;
- The proposed development is over the 2:1 ratio by 4 ft. (1.2 m) in length;
- The property is of 50 ft. (15.24 m) in width and 125 ft. (38.1 m) in length; and
- The Development Officer has the authority to consider the Temporary Living Accommodations; however, does not have the authority to consider the variance to increase the 2:1 ratio of the dwelling.

**MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 251-17**

The application is consistent with the Municipal Development Plan because the proposed development is an example of a range of housing types within a residential community.

**LAND USE BYLAW NO. 252-17**

Section 1.9 – Definitions of Meaning – Modular Home.

Section 3.7.2(c) – Decision on Development Permit Applications states, “When considering a variance to quantitative criteria such as floor area or a site setback, the Development Officer may approve in accordance with this Bylaw a variance up to a maximum of 20% of the stated regulation. Any variance requests in excess of 20% shall be referred to the Municipal Planning Commission.” Therefore, the Development Authority does not have the authority to determine the decision of this application as the variance is not related to a floor area or site setback.

Section 4.21 – Recreational Vehicles and Temporary Living Accommodations (during construction).

The application is consistent with Section 5.2 R-1 Residential – Single Family District and Regulations, except for the 2:1 ratio of a Dwelling.

### DEVELOPMENT AUTHORITY'S OPINION

It is of the opinion of the Development Authority, that the request for temporary living and to increase the 2:1 ratio would not unduly interfere with the amenities of the neighbourhood, materially interfere with, or affect the use, enjoyment, or value of neighbouring properties for the following reasons:

1. The property is of 581sq. m (6250 sq. ft.), which allows room for a recreational vehicle placed on the lands for temporary living accommodations;
2. The location of the proposed Dwelling meets the setback requirements of the Land Use Bylaw;
3. The exterior of the proposed Dwelling adds character to the area.

### CONCLUSION

That the Municipal Planning Commission APPROVE Development Permit No. 21DP46-01, in accordance with the Development Authority's recommended conditions:

1. All municipal taxes have been paid or are current with Alberta Beach.
2. The applicant shall display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the enclosed Notice.
3. **The applicant shall provide a refundable security deposit in the amount of \$5000.00 prior to work commencing.**
4. The Dwelling shall be in accordance with the plans and elevations provided by the applicant dated August 5<sup>th</sup>, 2021, submitted as part of the permit application and which forms as a part of this approval.
5. All Landscaping must be completed within twelve (12) months, weather permitting.
6. The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing, and all other permits which may be required in connection with the proposed development.
7. The applicant shall enter into a servicing agreement for the provision of municipal sewage disposal service (tie-in) to the satisfaction of Alberta Beach. Please contact the Tri-Village Regional Sewage Services Commission system at 780-974-7341 for further details.

8. Access construction (including location) must be provided to the satisfaction of the Road Authority being the Village of Alberta Beach. Please contact the Alberta Beach Public Works Department at 780-924-3322 to confirm the location of any proposed driveway access.
9. The applicants responsible for the design and construction of a building foundation that satisfies the requirement of the separately issued Building Permit.
10. The applicants responsible for the design and construction of a house foundation drainage system adequate for the existing soil conditions.
11. Sump pumps are required in all Dwellings which require weeping tile. Weeping tile flows must not be connected to the property's sanitary sewer service. Sump pump discharge must be directed outside and to the ground and not flowing toward adjacent private properties.
12. The applicant shall complete grading of the property to the design lot grades and direction(s) of drainage to ensure that all surface runoff does not discharge from the site onto adjacent properties.
13. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during construction unless all safety measures are undertaken. The owner of the property shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
14. The site shall be maintained in a clean and tidy condition during construction. Receptacle for control and disposal of rubbish must be provided, and regularly maintained.
15. Arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
16. The applicant shall prevent excess soil or debris from being spilled on public streets and lanes and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
17. That all improvements shall be completed within twelve (12) months of the effective date of this permit.
18. Any changes or additions to this permit shall require a new development permit application.
19. Failure to comply with the conditions of this permit may result in the permit being canceled, suspended, or modified.

**NOTES:**

1. *Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.*
2. *This Permit approval authorization for development under the Land Use Bylaw but is not approved under any other applicable regulations. Additional approvals **may be required** from Provincial and/or Federal Departments and/or Agencies. The applicant is responsible for making themselves aware of any further requirements and secure approvals where required prior to commencing any development, including but not limited to the following:*
  - **Alberta Environment and Parks for any development activities within 30 metres of a wetland or watercourse;**

- **Alberta Energy Resources Conservation Board related to energy resources: oil, natural gas, and pipelines located on the lands; and**
  - **Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.**
3. *The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*
  4. *The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.*
  5. *The development permit is valid for twelve (12) months from the Effective Date. If upon expiry, the development or activity has not been substantially commenced or has not been completed, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.*
  6. *This is **NOT A BUILDING PERMIT**, and where required by any regulation, all necessary Safety Code Permits must be secured separately.*

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Date Report Written: August 10, 2021

Written By: Linda Henrickson - Planner

#### ATTACHMENTS

1. Application
2. Floor Plan
3. Elevation Plan
4. Site Plan
5. Section 1.9 – Definitions of Meaning – Modular Home of the Land Use Bylaw 252-17
6. Section 3.7 – Decision on Development Permit Applications of the Land Use Bylaw 252-17
7. Section 4.21 – Recreational Vehicles and Temporary Living Accommodations
8. Section 5.2 – R1 – Residential – Single Family of the Land Use Bylaw 252-17

210140001

	<p><b>Development Permit Application</b></p> <p><b>ALBERTA BEACH</b>          4935-50<sup>th</sup> Avenue          PO Box 278          Alberta Beach, Alberta          T0E 0A0</p> <p>Phone: (587) 988-7668 (Development Officer)          Fax: (780) 924-3313          Email: <a href="mailto:development@albertabeach.com">development@albertabeach.com</a></p>
<p><b>R-1 or R-2 New Home Construction or Addition</b></p>	<p>Cost for Development Permit \$ <u>300</u> <del>750</del> (See page 4)          Payment made directly to Alberta Beach. Paid - Y / N</p>

I HEREBY MAKE APPLICATION UNDER THE PROVISIONS OF THE LAND USE BYLAW FOR A DEVELOPMENT PERMIT, IN ACCORDANCE WITH THE PLANS AND SUPPORTING INFORMATION SUBMITTED HERewith AND WHICH FORM PART OF THIS APPLICATION.

Name: PLEASANT HOMES LTD

Mailing Address: Box 3249  
MORINVILLE AB T8R-1S2

Telephone @ Work: 780 939 3584 Home: 780 2208334 Fax: \_\_\_\_\_

Registered Owner (if different from above): RICK + HEATHER SLUGGET.

Mailing Address (if different from above): 4725-51 ST.  
ALBERTA BEACH TOE-0A0

Interest of Applicant (if not the registered owner): CONTRACTOR.

This information is being collected under the authority of Sec. 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used by the Development Authority to determine a development permit. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at (780) 924-3181.

Legal Description:

Municipal Address: 4724-51-STREET ALBERTA BEACH.

Lot: 2 Block: 12 Plan: 3321 BQ.

Description of proposed development: INSTALLATION OF MODULAR / MANUFACTURED HOME ON PERIMETER SCREW PILES WITH 2 STEPS.

Estimated cost of development: \$ 254,000

Estimated commencement date: ASAP.

Estimated completion date: AUG 30 / 2021

Lot Width: 15.25 M Lot Length: 38.10 M

Area of Site: 581.024 <sup>sq</sup>M Area of existing development: 112 <sup>sq</sup>m

Area of proposed development: 112.4 <sup>sq</sup>M Total % of Site Coverage: .20

**Owner(s)/Applicants consent to communicate with Alberta Beach and its applicable contractors through electronic means.**

Section 608 of the Municipal Government Act, R.S.A. 2000, c.M-26 provides that: Any document required by this or any other enactment or bylaw to be sent by a person may be sent by any electronic means so long as it is possible to make a copy of the document from the electronic signals used by the electronic means.

Being the registered owner(s) or Agents for the lands described on Page 1, for the purpose of this Development Permit's decision, I desire to enter into an agreement with Alberta Beach and its applicable contractors to communicate through electronic means:

Name: Simon Boers MA Signature: [Signature]

Date: Aug 5 2021 Email Address: SIMON@PLEASANTHOMES.CA.

### APPLICATION FOR DEVELOPMENT PERMIT (R-1 or R-2)

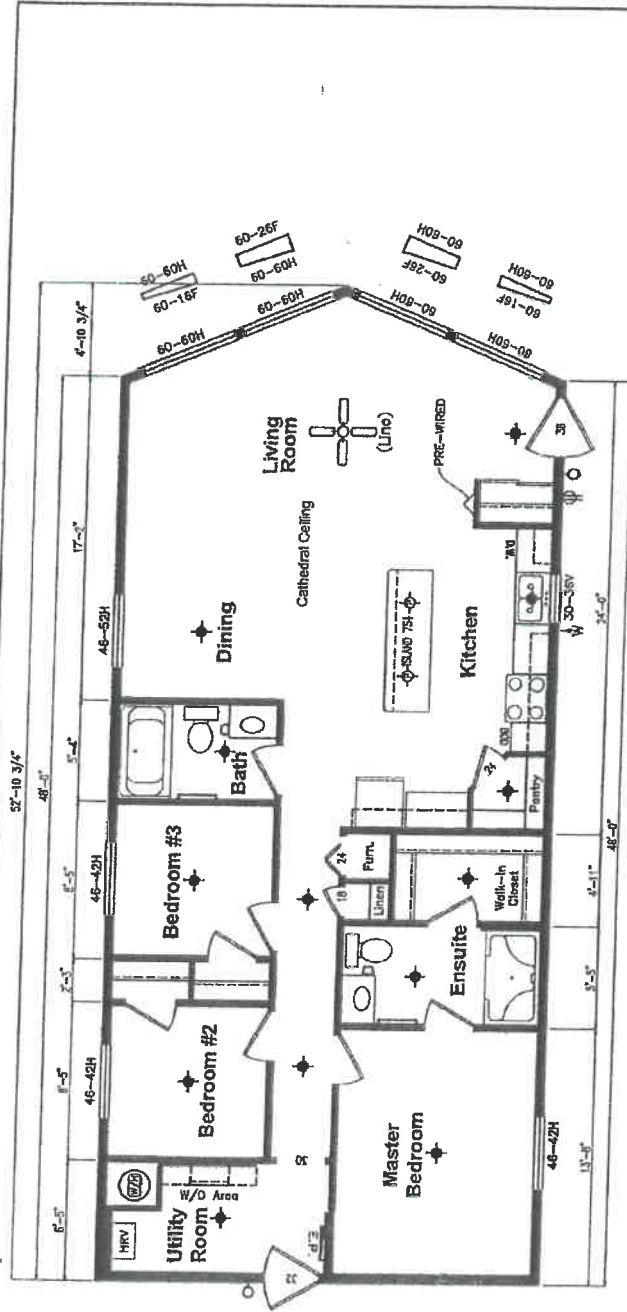
<u>Principal Building/Addition:</u> <u>(Y/N)</u>	<u>Proposed</u>	<u>Bylaw Requirements</u>	<u>Conforms</u> <small>(Yes or No)</small>
Front Yard Setback: <u>7.6</u>		> or = 7.6 M	
Lake Front Yard Setback: _____		> or = 8.0 M	
Rear Yard Setback: <u>7.6</u>		> or = 7.6 M	
Side Yard Setback: <u>1.5</u>		> or = 1.5 M	
Side Yard Setback: <u>1.5</u>		> or = 1.5 M	
Floor Area (lots < than 400 M2): _____		> or = 74.3 M2 (800 Ft2)	
Floor Area (lots > than 400 M2): _____		> or = 93.9 M2 (1000 Ft2)	
Site Coverage (all structures): _____		< or = 40%	
Height of Building: <u>15' 3"</u>		< or = 9.0 M	
No. of Off-Street Parking Stalls: _____		> or = 2 stalls	

**For NEW HOME CONSTRUCTION – requirements of the “New Home Buyer Protection Act”**

- a) Is this an application seeking to construct a new home? YES \_\_\_\_\_ NO \_\_\_\_\_
- b) If YES, please provide details of the builders' (either contractor or property owner) new home warranty coverage as required by the Province of Alberta \_\_\_\_\_
- c) If the property owner is electing to proceed with construction – without the required new home warranty coverage – please ensure that the required waiver from the Province of Alberta ([www.municipalaffairs.alberta.ca/NHBP](http://www.municipalaffairs.alberta.ca/NHBP)) is forwarded with this Development Permit application.
- d) Failure to provide this information to the satisfaction of the Development Officer will result in an immediate denial of the Development Permit application for any new home.



SERIAL #: 001858  
 DEALER: H&B HOMES (STOCK)



Note: Linoleum Throughout

LEGEND

- ^ STANDARD TELEPHONE JACK / CABLE TV OUTLET
- ψ STANDARD FROST FREE EXTERIOR TAP
- φ STANDARD EXTERIOR GF
- HOUSE HEIGHT = 14'-1"

APPROVED TO BUILD:

*[Signature]*  
 SIGNATURE  
 DATE: 12.15.2020

**SHELTER HOME SYSTEMS**  
 ESTEVAN MFG. DIVISION

MODEL #:  
 ML-242

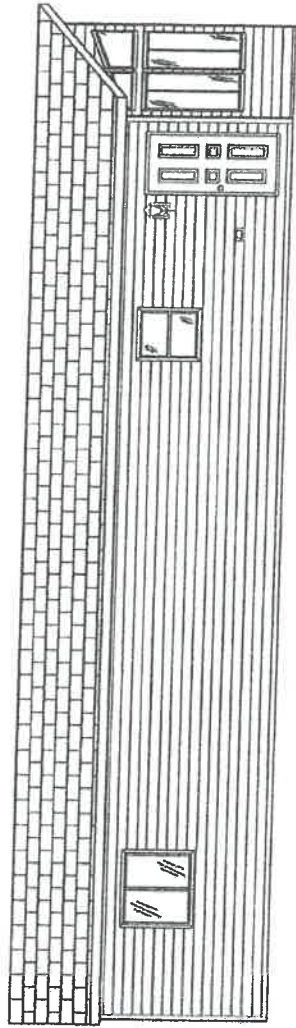
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 24' x 52'-10 3/4"

DESCRIPTION:  
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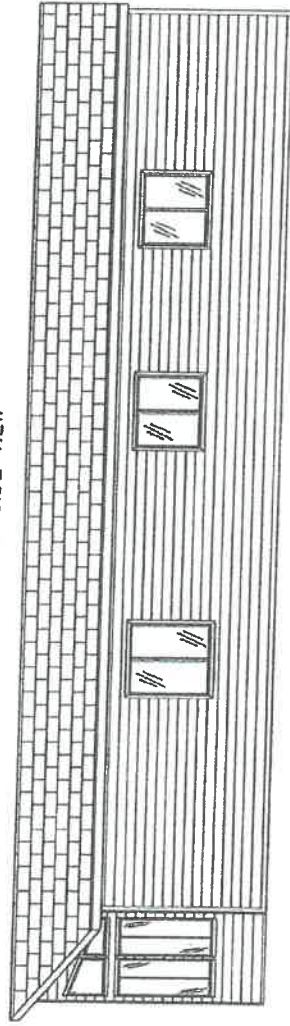
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SCALE: 1/8" = 1'-0"  
 DATE: 15-JAN-20  
 DRAWN: DB  
 PAGE: 1 OF 1

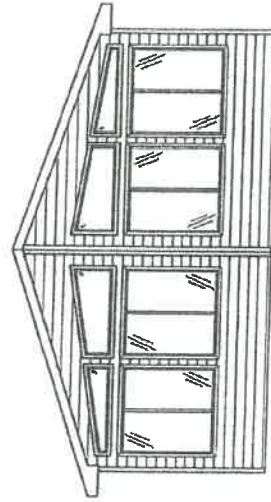
SERIAL #: 001858  
DEALER: H&B HOMES (STOCK)



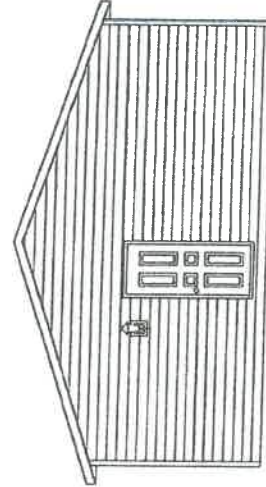
CURB SIDE VIEW



ROAD SIDE VIEW



FRONT VIEW



BACK VIEW

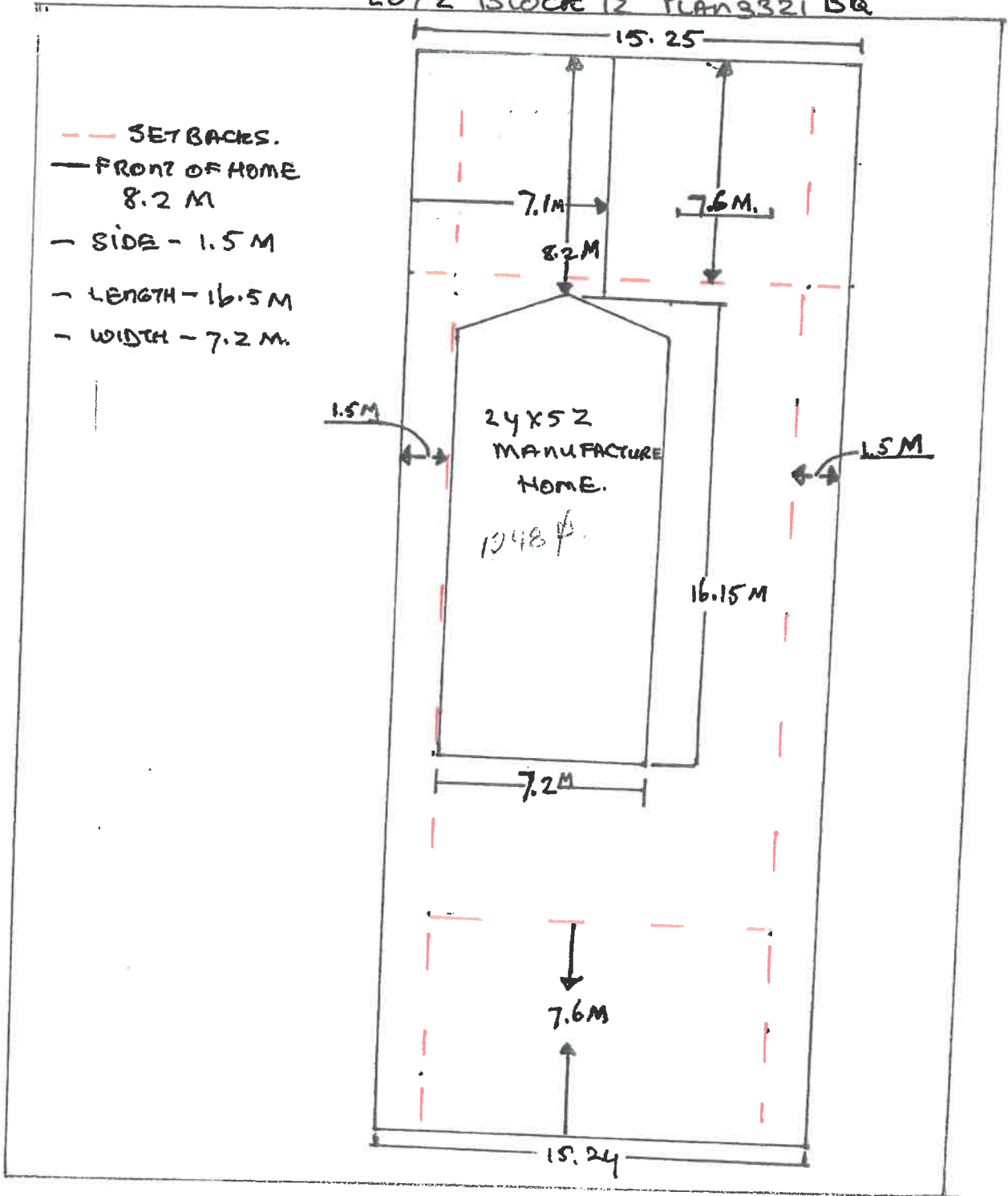
*David Taylor*  
Dec 15, 2000

<b>SHELTER HOME SYSTEMS</b> ESTEVAN MFG. DIVISION	
MODEL #: ML-242	SCALE: NOT TO SCALE
DRAWING: 24' x 52'-10 3/4"	DATE: 15-Dec-00
DESCRIPTION: ELEVATION DETAIL	DRAWN: OB
MAINLINE	PAGE: 1 OF 1

4724 - 51 STREET

ALBERTA BEACH

LOT 2 BLOCK 12 PLAN 3321 BA



**"MINI STORAGE"** - means a development that provides walk-in sized cubicles for public rent or ownership in the form of a condominium, for the storage of goods;

**"MINOR"** - means where added as a prefix to a permitted or discretionary use, a use which due to its nature or relatively small size will, at the discretion of the Development Authority, have a limited impact on surrounding uses, or which is intended to serve a small or local rather than a major or municipal area;

**"MINOR EATING OR DRINKING ESTABLISHMENT"** - means development where prepared food and beverages (both non-alcoholic and alcoholic) are offered for sale to the public, for consumption within the premises. This use class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunch rooms;

**"MOBILE HOME"** – means a dwelling which was constructed prior to January 1, 1996, does not meet the National Building Code of Canada CAN/CSA A277 standard, with a chassis or related assembly that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A mobile home does not include a modular home, manufactured home, temporary living accommodation or single detached dwelling as described in this Bylaw. A mobile home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling;

**"MANUFACTURED HOME LOT"** - means the space allotted for the installation of one (1) manufactured home in any manufactured home park or manufactured home subdivision;

→ **"MODULAR HOME"** - means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis, nor running gear or its own wheels, and the sections may be stacked side by side or vertically. Furthermore, Modular Home means a dwelling which has a length to width (or width to length) ratio of no greater than 2.0:1.0. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, temporary living accommodation, or mobile home;

**"MOTEL"** - means four or more rooms that provide temporary sleeping accommodations to the traveling public where access to the rooms is provided through separate exterior entrances;

9. Notwithstanding other provisions of Section 3.6 of this Bylaw, in accordance with Section 685(3) of the Act, a development permit for a permitted use without variance does not require notification other than to the landowner and applicant.

### 3.7 DECISION ON DEVELOPMENT PERMIT APPLICATIONS

1. Permitted and Discretionary Use Applications (Non-Direct Control Districts).
  - a) The Development Authority shall be the approving authority for all proposed development, which is listed as either a permitted or discretionary use under a land use district under this Bylaw.
  - b) Upon receipt a completed application for a development permit for a permitted use, the Development Officer shall approve the application with or without conditions, where the proposed use conforms to this Bylaw. Generally, the Development Officer is authorized to approve all permitted use development permit applications.
  - c) Subject to Section 3.7.1(d), the Development Officer is authorized to decide all discretionary use development permit applications which are related to an approved use on the subject property.
  - d) All development permit applications which are discretionary and not related to an approved use on the subject property and/or which require a variance to any quantitative regulation (i.e., side yard setback) contained in this Bylaw shall be referred to the Municipal Planning Commission for decision.
  - e) The Municipal Planning Commission is authorized to decide all development permit applications that are referred to it by the Development Officer.
  - f) When approving a discretionary use application, the Development Authority may attach conditions to the approval to ensure that the proposal conforms to this Bylaw.

## 2. Variance Provisions:

- a) The Development Authority may conditionally approve a proposed use that does not comply with this Bylaw, if, in its opinion,
- (i) the proposed development would not,
    - A. unduly interfere with the amenities of the neighbourhood, or
    - B. materially interfere with or affect the use, enjoyment, or value of neighbouring properties, and
  - (ii) the proposed development conforms to the uses prescribed for that land or building in this Bylaw,
- b) Notwithstanding the above, a variance shall be considered only in cases of unnecessary hardship or practical difficulties to the use, character, or situation of land or building which are not generally common to other land in the same district.
- c) When considering a variance to quantitative criteria such as floor area or a site setback, the Development Officer may approve in accordance with this Bylaw a variance up to a maximum of 20% of the stated regulation. Any variance requests in excess of 20% shall be referred to the Municipal Planning Commission.

## 3. Development Permit Refusals:

When refusing an application for a development permit, the Development Authority shall clearly describe the reasons for the said refusal on the notice of decision.

## 4. Temporary Permits:

Where a development permit is not required on a permanent basis, the Development Authority may approve the development permit for a specified period of time. The

expiry date of all temporary development permits shall be clearly indicated on the notice of decision.

### **3.8 DEEMED REFUSALS ON DEVELOPMENT PERMIT APPLICATIONS**

In accordance with Section 684 of the Municipal Government Act, an application for a development permit shall at the option of the applicant, be deemed to be refused when the decision of the Development Authority, is not made within forty (40) days of the completed application being received by the Development Authority unless the applicant and the Development Authority have mutually entered into an agreement to extend the forty (40) day period.

### **3.9 SUSPENSION OR CANCELLATION OF DEVELOPMENT PERMITS**

1. If, after a development permit has been issued, the Development Authority becomes aware that:
  - a) the application for the development contains a misrepresentation;
  - b) facts concerning the application or the development were not disclosed at the time the application was considered;
  - c) the development permit was issued in error; or
  - d) the conditions of Development Permit Approval are not being complied with in to the satisfaction of the Development Authority,the Development Authority may suspend or cancel the notice of decision or the development permit by notice, in writing to the holder of it.
  
2. A person whose development permit is suspended or cancelled under this section may appeal to the Subdivision and Development Appeal Board.

- p) The dwelling or garage in which a home occupation is located may have one fascia sign placed on the structure, providing that the sign does not exceed 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>) in area. No other signage will be permitted.

#### **4.20 BED AND BREAKFAST OPERATIONS**

In addition to all other provisions and requirements of Section 4.19 of this Bylaw, the following additional requirements shall apply to home based business in the form of bed and breakfast operations:

- a) Persons wishing to operate a bed and breakfast operation shall be required to apply for a development permit from Alberta Beach.
- b) A bed and breakfast operation shall be limited to residential land use districts and shall be contained entirely within the principal building.
- c) A bed and breakfast operation shall be limited to one meal provided on a daily basis to registered guests only with such meal being prepared in one common kitchen and served in one common room.
- d) In addition to the off-street parking requirements for the dwelling unit itself, as stipulated in Section 4.16(2) of this Bylaw, one (1) off-street parking space per rented guest room shall be required for a bed and breakfast operation.

#### **4.21 RECREATIONAL VEHICLES AND TEMPORARY LIVING ACCOMMODATIONS**

1. At no time may a recreational vehicle, holiday trailer, motor homes, camper or tent trailer be situated on a residential parcel unless that parcel is developed with a single family dwelling.
2. Notwithstanding subsection (1), a maximum of one (1) recreational vehicle, holiday trailer, motor homes, camper or tent trailer be situated and occupied on



an undeveloped residential parcel during periods of single family dwelling construction when approved by the development authority.

3. For the purpose of storage of the vehicle, a maximum of one (1) unoccupied recreational vehicle, holiday trailer, motor homes, camper or tent trailer may be situated on a residential parcel that is developed with a single family dwelling.
4. On a residential parcel that is developed with a single family dwelling, a maximum of one (1) recreational vehicle, holiday trailer, motor homes, camper or tent trailer may be situated and occupied on a residential parcel provided that it:
  - (i) is occupied for no longer than seventy-two (72) hours total within a thirty (30) day period, or extended periods as authorized by the Development Authority; and
  - (ii) is located within a required parking stall or on the site in a manner satisfactory to the Development Authority.
5. For the purpose of this Land Use Bylaw Park Model Homes are not considered Recreational Vehicles.

#### **4.22 GENERAL SIGN REGULATIONS**

1. All placement of temporary signs shall require an approved Development Permit.
2. No sign of an advertising, directional or information, nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved by the Development Officer.
3. Signs shall comply with the setback requirements for principal buildings in the district in which the sign is located unless otherwise allowed by this Bylaw or the Development Officer.
4. In considering a development application for a sign the Development Officer shall have due regard for the amenities of the area and the design of the proposed sign.
5. No sign, other than one providing a public service and deemed appropriate by the Development Officer shall be permitted to locate on a public right of way or reserve.
6. No sign shall be illuminated unless the source of light is suitably shielded and does not interfere with vehicular traffic.

## 5.2 R1 – RESIDENTIAL – SINGLE FAMILY

### 1. General Purpose of District

This land use district is generally intended to establish areas of single detached housing comprised of standard parcels and dwellings with the opportunity for a secondary suite.

### 2. Permitted Uses

- Buildings and uses accessory to permitted uses
- Garage Suite
- Garden Suite
- Home Office
- Modular home
- Recreational Vehicles and Temporary Living Accommodations
- Secondary Suites
- Single Detached Dwelling

### Discretionary Uses

- Bed & Breakfast
- Buildings and uses accessory to discretionary uses
- Day Home
- Home Occupations
- Parks and playgrounds
- Public or quasi-public uses
  
- Public utilities required to serve the immediate area
  
- Show homes
  
- Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses.

### 3. Parcel Coverage

Coverage of all buildings shall not exceed 40% of the total parcel area.

### 4. Minimum Floor Area (not including attached garage)

- a) Where a lot has an area of less than or equal to 400.0 m<sup>2</sup> (4305.6 ft<sup>2</sup>), the minimum floor area shall be 74.3 m<sup>2</sup> (800.0 ft<sup>2</sup>);
- b) Where a lot has an area greater than 400.0 m<sup>2</sup> (4305.6 ft<sup>2</sup>), the minimum floor area shall be 93.0 m<sup>2</sup> (1000.0 ft<sup>2</sup>).

5. Maximum Height

The height of all structures shall not exceed 9.0 m (29.5 ft.) and is subject to the provision of this Bylaw.

6. Minimum Parcel Width and Area

All new parcels to be created shall have a minimum parcel width of 15.0 m (50.0 ft.) and a minimum parcel area not less than 557.4 m<sup>2</sup> (6000.0 ft<sup>2</sup>).

7. Minimum Front Yard Setback

- a) Lakefront lots: at the discretion of the Development Officer, but not less than 8.0 m (26.2 ft.).
- b) All other cases: 7.6 m (24.9 ft.).
- c) For accessory buildings see Section 4.10.

8. Minimum Side Yard Setback

- a) Minimum of 1.5 m (4.9 ft.).
- b) For accessory buildings see Section 4.10.

9. Minimum Rear Yard Setback

- a) Minimum of 7.6 m (24.9 ft.), except in the case of garages as in Section 4.10.
- b) For accessory buildings see Section 4.10.

#### 10. Length to Width Ratio

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0. This rule shall not apply to those portions of a dwelling which are deemed by the Development Authority to be either deck or attached garage.

#### 11. Other Provisions

- a) Administrative procedures and regulations: refer to Parts 1-3 of this Bylaw.
- b) General Parcel Provisions: refer to Part 4 of this Bylaw.
- c) Special Land Use Provisions: refer to Part 4 of this Bylaw.
- d) Parking and Loading Regulations: refer to Part 4 of this Bylaw.
- e) Sign Regulations: refer to Part 4 of this Bylaw.