

ALBERTA BEACH
MUNICIPAL PLANNING COMMISSION MEETING
BEING HELD IN ALBERTA BEACH COUNCIL CHAMBERS
TEMPORARILY LOCATED AT UNIT 5A, 4000 MUSEUM ROAD
SEPTEMBER 21, 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 #21DP49-01
Lot 8, Block 2, Plan 3210TR (4520 – 46A Street)
Application to leave as sited a legally non-conforming dwelling making it a legal conforming dwelling and approve the addition of a covered entrance deck and a attached deck with the front yard setback variance to 4.72m (15.5 ft.) and the side yard to 1.28m (4.19 ft.).
5. ADJOURNMENT

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

Date: September 21st, 2021, MPC Meeting

From: Ruth Sider for Kim Kozak, prepared by Ruth Sider

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

RECOMMENDATION

That the MPC passes a motion approving Development Permit No. 21DP49-01 to leave as sited a "legally non-conforming" dwelling making it a legal conforming dwelling and approve the additions for a 6.6 m² (72 ft²) covered entrance deck and a 9.10 m² (98 ft²) attached deck with the front yard setback variance to 4.72m (15.5 ft.) and the side yard setback to 1.28m (4.19 ft.) located at Plan 3210TR, Block 2, Lot 8 (4520-46 A Street)

BACKGROUND INFORMATION

- The property, located at 4520-46 A Street, is located within the Land Use District Map as R-1 – Residential – Single Family District;
- The registered landowner is requesting approval to construct a 6.6 m² (72 ft²) covered deck entrance and an attached 9.10 m² (98 ft²) deck;
- During the review of the application, it was noted that the dwelling is "legally non-conforming" as it did not meet the required setbacks when developed;
- Section 643(5)(a) of the Municipal Government Act (MGA) reads:

"A non-conforming Building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

(a) To make it a conforming building" ;
- Through this application the legally non-conforming dwelling can be reviewed and considered to leave as sited which would make the dwelling a conforming dwelling. Further this application would consider the construction of the proposed covered deck entrance and the attached deck, which both will require setback variances;
- The property is an irregular shape with dimensions of 45.17 m (148 ft.) on the east property boundary, 38.51 m (126 ft.) on the west property boundary, 31.07 m (101 ft.) on the north property boundary (front yard) and 30.49 m (100 ft.) on the south property boundary (rear yard);
- The existing dwelling is setback 5.21 m (17.09 ft.) from the northwest property boundary and the side yard setback 1.28 m (4.19 ft.) on the west property boundary and requires approval to leave as sited with the proposed additions.
- The required front yard setback in the R1 – Residential – Single Family district is 7.6 m (24.9 ft.), and the required side yard setback is 1.5 m (4.9 ft.);

- The variance for the existing dwelling and the proposed front covered deck and attached deck will be 1.28 m (4.19 ft.) for the side yard setback and 4.72 m (15.5 ft.);
- I conducted a site inspection of the property which revealed that the proposed front covered addition and attached deck with the required variance for this development will not have a negative impact as the property is on a slightly curved corner adjacent to the roadway;
- The existing developments site coverage is 3,509 ft² and the proposed development will have a site coverage of 4,908 ft² which is less than the allowed 40% site coverage.
- The Development Officer has the authority to consider the proposed addition and attached deck; however, does not have the authority to consider the variance to bring the "legally non-conforming" dwelling and proposed setbacks for the addition and attached deck. The variance is above the 20% variance allowed and therefore the MPC must consider and provide the decision.

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 251-17

The application is consistent with Section 3.6.1 Single Detached Housing and meets the intent of the Municipal Development Plan.

LAND USE BYLAW NO. 252-17

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 5.2(7b) & (8a) – R1 – Residential – Single Family District. This provides the regulations and required setback details.

The application does not currently meet the required front and side yard sections outlined in Section 5.2 R-1 Residential – Single Family District and Regulations.

DEVELOPMENT AUTHORITY'S OPINION

It is of the opinion of the Development Authority, the request to bring the existing dwelling into conformity is a positive decision. To allow the dwelling to remain as sited with the front yard and side yard variance will make it a legal conforming dwelling. Then further the consideration for the approval of the construction of the covered deck 6.6 m² (72 ft²) with front yard setback variance required to 7.0 m (23 ft.) and the attached deck is 9.19 m² (98 ft²) and the setback variance required to 4.72 m (15.5 ft.) 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 location of the existing "legally non-conforming" Dwelling requires the variance setback to make the existing dwelling a legally conforming dwelling;
2. The construction of the proposed covered front deck and attached deck will add character to the dwelling and enhance the area.

CONCLUSION

That the Municipal Planning Commission APPROVE Development Permit No. 21DP49-01, in accordance with the Development Authority's recommended conditions:

1. The applicant/contractor 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.
2. The applicant/contractor shall provide detailed drawings, for review by the Development Officer, of the front covered deck and attached deck prior to construction in the spring of 2022.
3. Once the construction is completed all landscaping must be completed within twelve (12) months, weather permitting.
4. 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.
5. 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.
6. 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.
7. Arrangements for the provision of sanitary facilities for the project site, satisfactory to the Development Authority, must be provided and maintained throughout construction.
8. 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).
9. That all improvements shall be completed within twelve (12) months of the effective date of this permit.
10. Any changes or additions to this permit shall require a new development permit application.
11. 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. *The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.*
3. *The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.*
4. *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.

5. This is **NOT A BUILDING PERMIT**, and where required by any regulation, all necessary Safety Code Permits must be secured separately.

Date Report Written: September 9, 2021

Written By: Ruth Sider – Development Officer

ATTACHMENTS

1. Application
2. Elevation Plan
3. Site Plan
4. Section 3.7 – Decision on Development Permit Applications of the Land Use Bylaw 252-17
5. Section 5.2 – R1 – Residential – Single Family of the Land Use Bylaw 252-17

21BP49-01



Development Permit Application

ALBERTA BEACH
4935-50th Avenue
PO Box 278
Alberta Beach, Alberta
T0E 0A0

Phone: (587) 988-7668 (Development Officer)
Fax: (780) 924-3313
Email: development@albertabeach.com

**R-1 or R-2 New Home
Construction or Addition**

Cost for Development Permit \$ _____ (See page 4)
Payment made directly to Alberta Beach. Paid - Y / N

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: _____

Mailing Address: _____

_____ Alberta Beach, AB T0E 0A0

Telephone @ Work: 780- _____ Home: 780- _____ Fax: 780- _____

Registered Owner (if different from above): _____

Mailing Address (if different from above): _____

Interest of Applicant (if not the registered owner): _____

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: 4520 - 46th Street

Lot: 8 Block: 2 Plan: 3210 TR

Description of proposed development: Deck with a railing approx 28' x 3 1/2'
and covered deck over front entrance approx 12' x 8'

Estimated cost of development: \$ 10,000⁰⁰

Estimated commencement date: Oct. 1/21

Estimated completion date: Sept. 22

Lot Width: 21.07 m Lot Length: 43.17 m

Area of Site: _____ Area of existing development: _____

Area of proposed development: _____ Total % of Site Coverage: _____

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: _____ Signature: _____

Date: Aug 31st /21 Email Address: _____

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 m + 5.21 m (Irregular Lot)</u>	> or =	<u>7.6 M</u>	
Lake Front Yard Setback: _____	> or =	<u>8.0 M</u>	
Rear Yard Setback: <u>3.203 m</u>	> or =	<u>7.6 M</u>	
Side Yard Setback: <u>5.92 m</u>	> or =	<u>1.5 M</u>	
Side Yard Setback: <u>1.43 m</u>	> or =	<u>1.5 M</u>	
Floor Area (lots < than 400 M2): _____	> or =	<u>74.3 M2 (800 Ft2)</u>	
Floor Area (lots > than 400 M2): <u>251.835 m</u>	> or =	<u>93.9 M2 (1000 Ft2)</u>	
Site Coverage (all structures): <u>326.785 m</u>	< or =	<u>40%</u>	
Height of Building: _____	< or =	<u>9.0 M</u>	
No. of Off-Street Parking Stalls: <u>5 +</u>	> or =	<u>2 stalls</u>	

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) 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.

<u>Garage or Shed:</u> <u>(Y/N)</u>	<u>Proposed</u>	<u>Bylaw Requirements</u>	<u>Conforms</u> <u>(Yes or No)</u>
Front Yard Setback: _____		<u>No closer than the home</u>	_____
Rear Yard Setback: _____		<u>> or = 1.0 M</u>	_____
Side Yard Setback: _____		<u>> or = 1.2 M</u>	_____
Side Yard Setback: _____		<u>> or = 1.2 M</u>	_____
Separation from home: _____		<u>> or = 2.0 M</u>	_____
Floor Area (all sheds/garages): _____		<u>< or = 111.5 M²</u>	_____
Height: _____		<u>< or = 9.0 M</u>	_____

No roof overhang may project any closer than 0.3 M from side or rear property lines. _____

Garage Doors (Vehicles) must be a minimum distance of 6.0 M from roads or lanes. _____

PERMIT FEES ARE DOUBLED IF CONSTRUCTION STARTS PRIOR TO APPROVAL

Single Detached Dwelling (Permitted)	\$ 300.00
Single Detached Dwelling (Discretionary)	\$ 500.00
Addition to Single Detached Dwelling (Permitted)	\$ 100.00
Addition to Single Detached Dwelling (Discretionary)	\$ 150.00
Deck, Fence, Holding Tank, Cistern	\$ 50.00
Home Occupation	\$ 150.00
Demolition Permit	\$ 50.00

gst is collected in addition to noted charges

IMPORTANT NOTES

Review these "Important Notes" as failure to provide information may delay application.

1. As of February 1, 2014 the Province's "New Home Buyer Protection Act" required that ALL new homes constructed have warranty coverage. This includes homes constructed by property owners for themselves. www.municipalaffairs.alberta.ca/NHBP for info.
2. All storage sheds and small accessory buildings must be located in the rear half of the property, regardless of the size (or requirement to secure Development Permit approvals).
3. The front yard of the property is the yard adjacent to the road except in the case of lake front properties where the front yard faces the lake. Where the front yard faces two roads, the front yard is the property adjacent to the road on which all adjacent properties are located.
4. Where the development requires a driveway or entrance, the owner must first obtain permission and provide and install a culvert in the size and shape that is approved by the municipality.
5. In addition to completing this application in its entirety, an Application for a Development Permit shall be accompanied by the following information and documents, as deemed relevant or required by the Development Officer:
 - a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, and provisions for off-street parking, access to the site, and the location of public utilities, water bodies and treed areas;
 - b) a scaled floor plan and elevations where construction is proposed;
 - c) at the discretion of the Development Officer, an acceptable Real Property Report as proof of location of existing development, before the Development Permit is issued;
 - d) at the discretion of the Development Officer, a Real Property Report as proof of location of the proposed development, after construction is complete;
 - e) a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - f) If the applicant is not the registered owner, a written statement, signed by the registered owner approving the applicant as the agent for the registered owner.
6. Where a decision on this application is not made within forty (40) days of the date of acceptance you may:
 - a) Consider this development application to be REFUSED by the Development Officer and appeal this decision to the Development Appeal Board within fourteen (14) days of the date of refusal by contacting (780) 924-3181; or
 - b) Obtain and complete an extension agreement available from the Development Officer to extend the forty (40) day decision period specified to allow the Development Officer additional time to reach a decision.

AUTHORIZATION AND RIGHT OF ENTRY:

I/we, _____ am/are the registered owner, or the agent for the registered owner, authorized to act on behalf of the registered owner, and the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

As provided for by Sec. 653(2) of the Municipal Government Act I/we also consent to an authorized person(s), designated by the Municipality as the Development Authority, to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application and completion of the proposed development.

Signature(s): _____

Date: Aug 30/21

Acknowledgement of Development Permit Application (must be dated and signed)

I acknowledge that if this development permit application is approved that it is subject to an appeal permit as per Municipal Government Act, RSA 2000, C-26.1 and that the decision could be overturned or amended. I do accept that if I commence development prior to the appeal expiry date, I do so at my "own risk" accepting all legal responsibilities and with all required building permits issued.

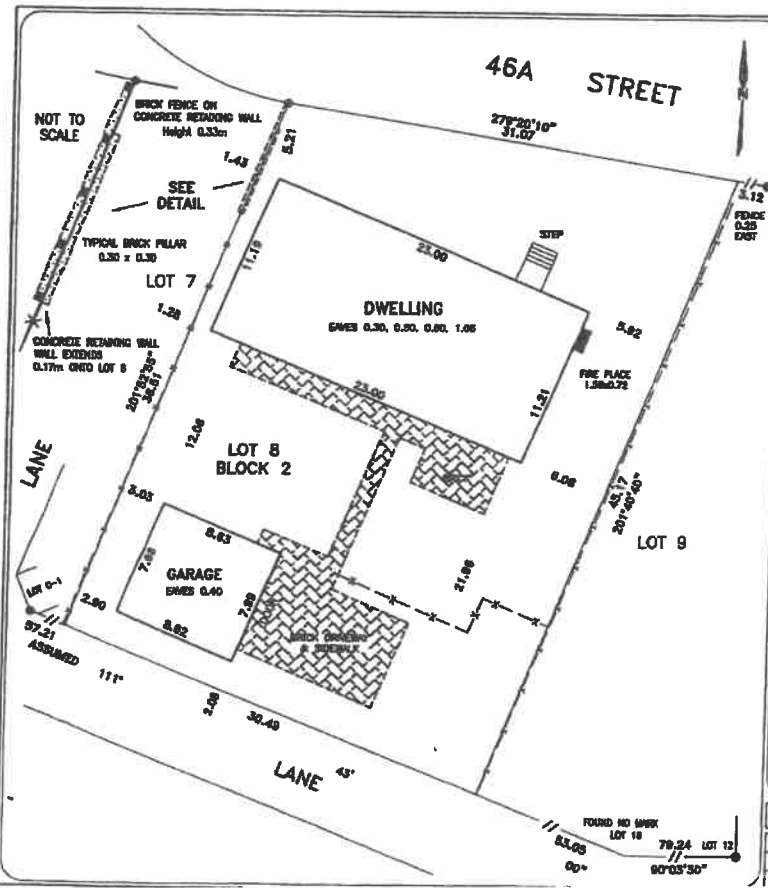
Aug 30/21

Date

Applicant's Signature

Following for use of Alberta Beach Staff

	YES	NO
Decision Rendered (date _____)		
Appeal Received (date - if applicable _____)		
SDAB Hearing held and closed (date _____)		
Development Permit Approved		
Copy to Assessor (not required if DP not approved)		
Copy to Property File		



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

RE: LOT 8, BLOCK 2, PLAN J210TR
 4520 - 46A STREET
 ALBERTA BEACH *** ALBERTA

CLIENT: KATHY SKWARCHUK
 4520 - 46A STREET
 ALBERTA BEACH, AB

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE ATTACHED PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTS THEREON. ACCORDINGLY, WITHIN THOSE STANDARDS, AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART D, SECTION 7.8 OF THE ALBERTA LAND SURVEYORS' MANUAL OF STANDARD PRACTICE, REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY;
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY;

PURPOSE:

THIS REPORT AND THE RELATED PLAN HAVE BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND THEIR AGENTS TO FACILITATE A LAND CONVEYANCE, SUPPORT A SUBDIVISION OR MORTGAGE APPLICATION, OR AS A SUBMITTAL TO THE MUNICIPALITY FOR A COMPLIANCE CERTIFICATE. COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THOSE PARTIES, AND ONLY IF THE PLAN REMAINS ATTACHED.

WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE ATTACHED PLAN, UNLESS SHOWN OTHERWISE PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER.

THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

NOTE:

1. DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. UNLESS OTHERWISE SPECIFIED, DIMENSIONS SHOWN ARE FROM BUILDING EXTENTS AT TIME OF SURVEY AND ARE PERPENDICULAR OR RADIAL TO PROPERTY LINES.
3. STATUTORY IRON PINS FOUND ARE SHOWN THIS:
4. FENCE WITHIN 20 cm OF PROPERTY LINE IS DENOTED THIS:
5. EWMS ARE DIMENSIONED TO THE LINE OF FASCA AND ARE SHOWN THIS:
6. CERTIFICATE OF TITLE No. 912 298 676 SEARCHED: JANUARY 4, 2004
7. ENCUMBRANCES AFFECTING EXTENT OF TITLE: NO REGISTRATIONS
8. SURVEY PERFORMED ON JANUARY 5, 2004

SIGNED THIS 12th DAY OF JANUARY, 2004.

L. Rooney
 LEWIS ROONEY, A.L.S.

KIRIAK SURVEYS LTD.

300, 11125 - 107 AVENUE
 EDMONTON *** ALBERTA

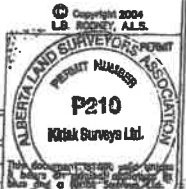
SCALE: 1 : 300

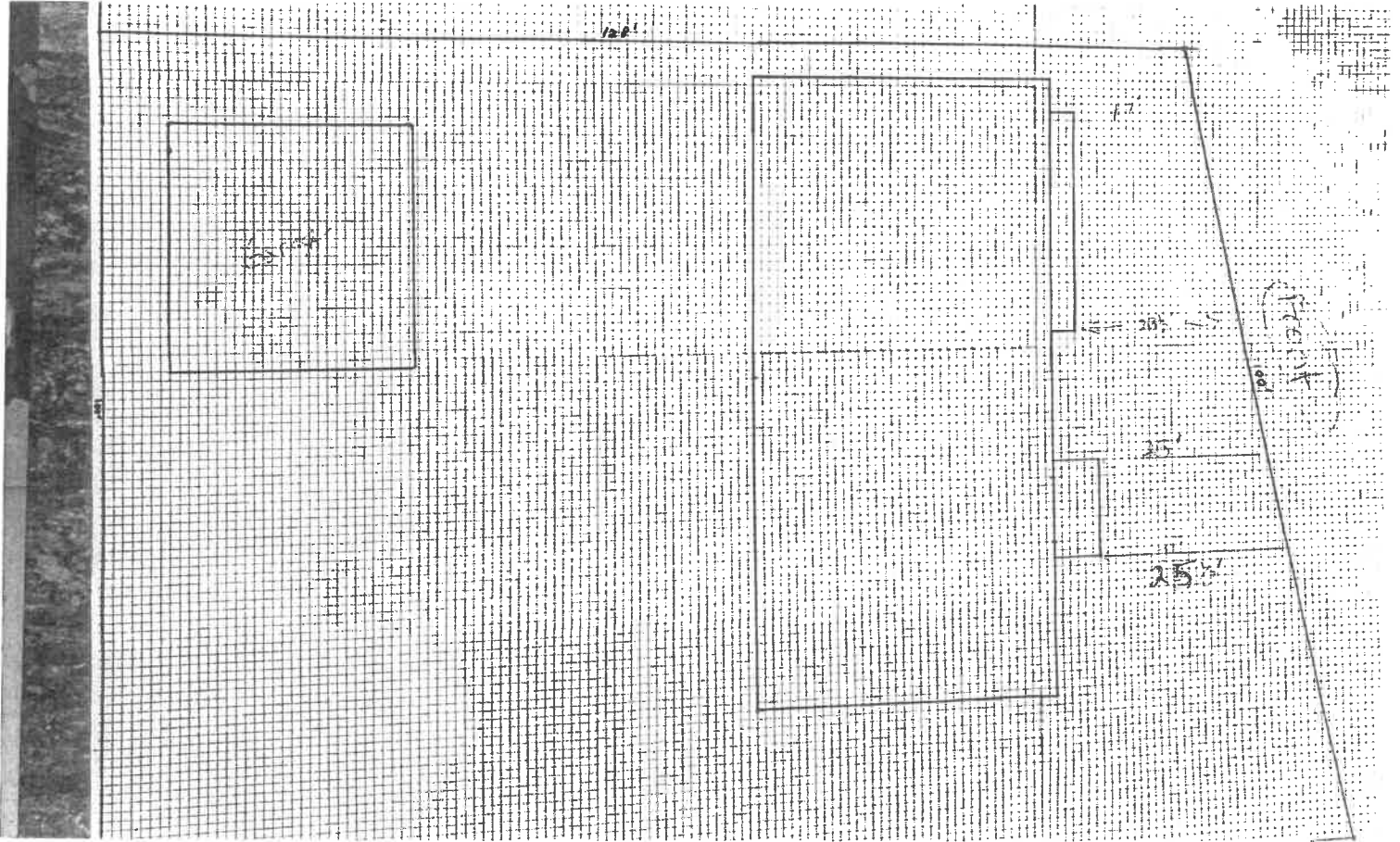
DATE: JANUARY 6, 2003

DRAWN: G.W.

REVISION:

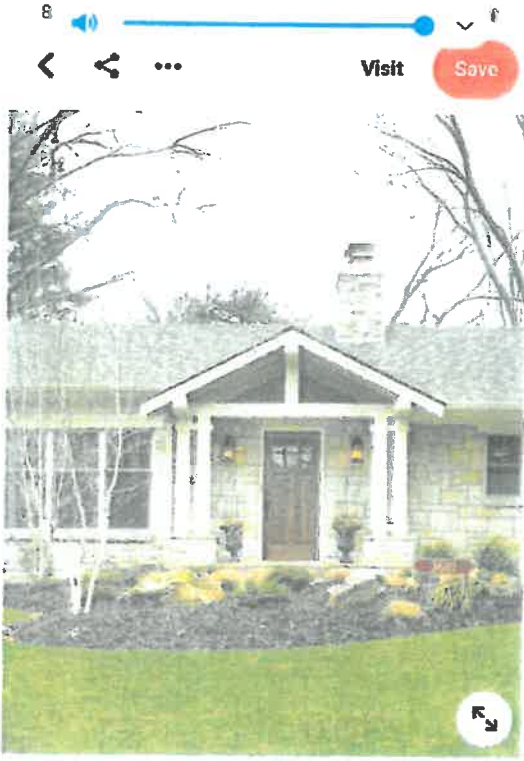
FILE: 04-NPR-001







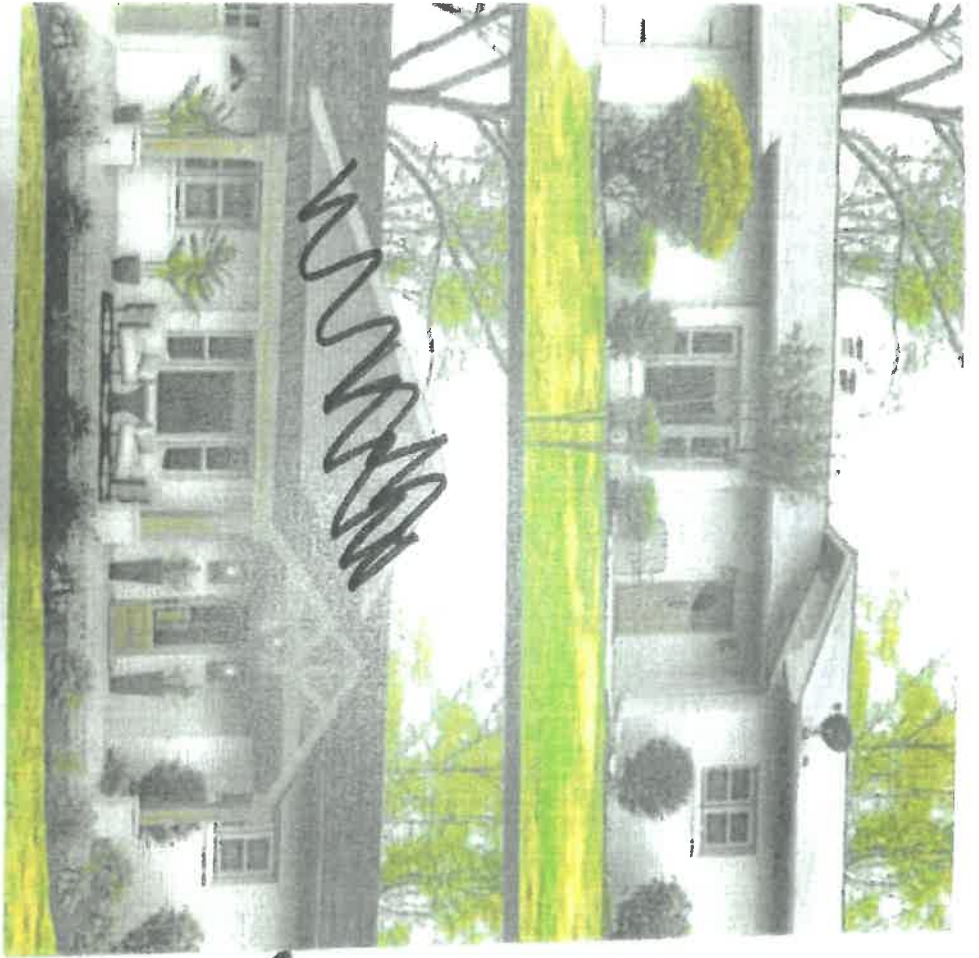




Diane Henkler {InMyOwnStyle...
166k followers [Follow](#)

House Exterior Makeover

House ideas. Looking to make some changes to the



Exterior Home Design Trends Coming in 2021 | [eric&batien](#) in 2021
No copyright Learn more

[See](#)

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

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 m² (4305.6 ft²), the minimum floor area shall be 74.3 m² (800.0 ft²);
- b) Where a lot has an area greater than 400.0 m² (4305.6 ft²), the minimum floor area shall be 93.0 m² (1000.0 ft²).

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 m² (6000.0 ft²).

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.