

CHANGES INCORPORATED IN THE June 17th, 2020 REVISED DRAFT
REVIEWED IN COUNCIL JUNE 17th, 2020 – DRAFT CONSOLIDATED TO JUNE 17th, 2020 TO REFLECT APPROVED (A) REVISIONS
PART 1 - GENERAL

Section	Reference	Amendment	Reviewed by Council
1.1	Title (Short Title)	None	A
1.2	Scope	None	A
1.3	Purpose	None	A
1.4	Previous Bylaw	None	A
1.5	Metric and Imperial Measurements	None	A
1.6	Relation to Municipal Government Act	None	A
1.7	Effective Date	Amend to: “This Bylaw shall come into effect upon the third and final reading and signing of this Bylaw”	A
1.8	Other Legislative Bylaw Requirements	None	A
1.9	Definitions:		
	Accessory Building	Amend definition to read: “means a building which is separate from the principal building on the parcel where both are located and which the Development Authority decides has a use which is incidental to that of the principal building, including garages, boathouses and guest accommodations ”	A
	Accessory Building or use – Lakeshore	Amend definition to read: “means and accessory building, structure or use located immediately adjacent to a lakeshore or lake tributary or within the actual water-body proper.” Removes “includes but not limited to” examples.	A
	Amenity Area	Remove	A
	Amenity Area – Private Outdoor	Remove	A
	Area of Copy	Remove	A
	Bed and Breakfast Operation	Remove	A

Building Envelope	New Definition – “means that area of a residential lot, the boundaries of which are determined by setback requirements, where construction of principal buildings and/or accessory buildings is permitted;”	A – but with different name, maybe “Developable Space?”
Building Height	Amend definition to read: “means the vertical distance between grade and the highest point of a building; excluding an elevator housing, a mechanical housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall, a parapet wall, a flagpole, an antenna or similar device not structurally essential to the building;”	A – but also add “finished” grade to definition.
Canopy	Remove	A
Canopy Sign	Remove	A
Deck	Amend definition to read: “means a hard surfaced (usually wooden) area usually adjoining a dwelling unit and accommodating outdoor living, and which may require a CSA Group approved railing depending on height above grade. ”	A – and No need for adding to Part 4
Drive-In Business	Remove	A
Extensive Agriculture	Remove	A
Extensive Livestock Operation	Remove	A
Garage Suite	Amend definition to read: “means an accessory dwelling which is contained within the footprint of a detached garage. A Garage Suite is an accessory to a building in which the principal use is a single detached dwelling. A Garage Suite has an entrance separate from the vehicle entrance of the detached garage, either from a common landing or from the exterior of the structure. The Garage Suite may include sleeping and sanitary facilities but does not include cooking or food preparation facilities. Garage Suites are intended for temporary accommodation of guests but shall not be rented out as part of any Bed and Breakfast operation, or other similar for-profit commercial operation.”	A
Garden Suite	Remove – Redefine as Guest House, below	A
Add: Caring-In-Place Accommodation	Definition to read: “ means a class of secondary use which may, in general, take the form of a Garage Suite, Guest House, or Secondary Suite. Notably, a Caring-In-Place Accommodation may include sleeping and sanitary facilities, but also cooking and	A – with the addition of a requirement to

		food preparation facilities separate from the principal building located on the site. Caring-In-Place Accommodations are intended for permanent accommodation of immediate family (Parents or Adult Children) of property owners who require living assistance from the property owners but are otherwise independent. Commonly referred to as a “Mother-in-Law Suite,” this class of accommodation is allowed full amenities for the period it is used, but may not take the form of a for-profit or commercial operation and once the use is changed must be converted to exclude the use of cooking and food preparation facilities.”	renew permit annually (intent being to ensure compliance as AIPA rather than other “guest accommodation”
	Gross Leasable Space	Remove	A
	Group Care Facilities	Amend definition to read: “...This use includes supervised facilities such as group homes (all ages), resident facilities and foster homes. These facilities are not intended to include major institutional care facilities such as hospitals”	A
	Guest House	Amend definition to: “means a single storey dwelling, which is located in a building separate from the principal use which is a single detached dwelling. A Guest House may have sleeping and sanitary facilities which are separate from those of the principal building located on the site. A Guest House does not include cooking or food preparation facilities. Guest Houses are intended for temporary accommodation of guests but shall not be rented out as part of any Bed and Breakfast operation, or other similar for-profit commercial operation.”	A
	Habitable Room	Remove	A
	Home Occupation	Needs Further Discussion – Home Based Businesses? Minor/Major?	A - HBB, DDM Def. Added, Need Further Review
	Hot Tub and Swimming Pools	New definition: “means a large tub of hot water in which bathers soak and usually socialize. Hot tubs must have a ASTM-F1346-91 locking lid; swimming pools must have a 6’ fence with a 6’ self-closing gate when not in use;”	A – Slightly reworded def. used to clarify; also added “latching gate” as discussed
	Indoor Eating Establishment	Remove	A
	Interior Parcel	Remove	A
	Kennel	Diane to find definition:	Remove – Remove 4.22.2 as well. No

			Kennels. Confirm with Council- Confirmed Jan 29.
	Living Room	Remove	A
	Loading Space	Remove	A
	Mobile Home	Remove	A
	Parcel, Envelope	Diane Definition	A – Need Definition From Diane
	Parcel Corner	Remove	A
	Parcel Coverage	Remove	A
	Parcel Depth	Remove	A
	Parcel Interior	Remove	A
	Parcel Lakefront	Remove	A
	Parcel Width	Remove	A
	Prefabricated Structure	New, Diane Definition Needed – “means a structure which is, in whole or in part, easily assembled or dissembled, or sited on a parcel, and which is an accessory use to the principal use which is a single detached dwelling, principally for ancillary storage. Examples include Tent Structures, Canvas Carports, and Sea Cans.”	A
	Private Liquor Outlet	Remove	A
	Privy	Remove	A
	Rear Yard	Remove	A
	Recreational Equipment	Amend definition to read: “means any permanent structure, building or equipment.... ”	A – Rename as “Rec. Structure,” amend within def. as well.
	Restaurant	Remove	
	Roof Sign	Remove	
	Recreational Vehicle	“RECREATIONAL VEHICLE” – means a structure designed to be carried or towed behind a motor vehicle or designed and built to be transported on its own wheels which provides temporary living accommodation, usually for recreational purposes. Recreational Vehicles do not include manufactured homes.	Added – Jan. 9 th , 2020. To be reviewed. Review Jan 29 – A
	Secondary Suite	Amend definition to read: “means a development consisting of a dwelling unit located within, and accessory to, a structure in which the principal use is a single detached dwelling. A secondary Suite may include sleeping and sanitary facilities	A – also added in blurb about not allowed for

		separate from those of the principal dwelling but does not include independent cooking or food preparation facilities. A Secondary Suite has an entrance separate from the entrance of the principal dwelling, either from a common indoor landing or directly from the exterior side or rear of the structure. The use class include the development or conversion of basement space, above-grade space, or additions to the existing floorspace to accommodate the Secondary Suite.”	commercial or B&B type operations (confirm with Council)
	Service Station	Remove	A
	Sign Canopy	Remove	A
	Sign Freestanding	Remove	A
	Sign Offsite	Remove	A
	Sign Projecting	Remove	A
	Sign Roof	Remove	A
	Sign Under-Canopy	Remove	A
	Sign Wall	Remove	A
	Traffic Island	Remove	A
	Water Distribution System	Remove	A

PART 2 – ESTABLISHMENT OF DEVELOPMENT AUTHORITY

Section	Reference	Amendment	Reviewed by Council
			Reviewed – No Changes Advised/Requested

PART 3 – DEVELOPMENT PERMITS

Section	Reference	Amendment	Reviewed by Council

3.2	Development Not Requiring a Development Permit	At i), amend to read: “a portable garden or tool shed {...} on the residential parcel, such building not to exceed 9.3 sq. m. (100.1 sq. ft.) in floor area and 2.5 m. (8.2 ft.) in height.” Removes “... not on a fixed foundation... ”	A
3.2	Development Not Requiring a Development Permit	At y(v), amend to read: “No material, goods or finished products for business purposes are stored on-site;”	A
3.5(2)	Development Permits and Notices	<p>Amend to read: “On the same date a development permit is issued, the Development Officer shall publicize a notice of the issuance of the permit, subject to the requirement to do so under the Act. Notice may take the any or all the forms prescribed below:</p> <p>a) mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the opinion of the development officer, may be affected; and/or</p> <p>b) require the applicant to post a notice of the decision conspicuously on the property for which the application has been made; and/or</p> <p>c) publish a notice of the decision in a public forum circulating in the municipality. A public forum includes the municipal website and/or local newspapers.</p> <p>While a consistent approach to providing notice regarding decisions on permitted uses is subject to the development officers discretion, notices regarding discretionary uses shall be, at a minimum, mail to all adjacent land-owners registered on title, as well as the applicant” Need to check requirements of the Act on this.</p>	A – also added “d” for website notice/posting of permits.

PART 4 – GENERAL PROVISIONS

Section	Reference	Amendment	Reviewed by Council
4.5(2)	Relocation of Buildings	Remove 4.5(2)(c) – may require...“notice of the relocation route, date and time that the relocation is to take place”	A
4.8(1)	Garage and Accessory Building	At 4.8(1)(f), amend to read: “where an accessory building is a garage, vehicle access doors shall be a minimum of 6.0 m. (20.0 ft.) from the property line with an adjacent roadway. Where the vehicle thoroughfare is a lane, the Development authority may provide variance to this provision, subject to sight-line and other safety considerations, at their discretion.	A – slight rewording from reviewed note (left), but same intent.
4.9	Garage Suites and Garden Suites	<ul style="list-style-type: none"> ○ Remove Garden Suites (from Title and Provisions, and Replace Guest Homes) ○ 2) – Replace “Garden Suite” with Guest House Throughout ○ (Should We Divide Garage Suite and Guest House into two Sections?) ○ At 4.9(15) – Amend “Home Occupation” to “Home Based Business” 	A – also removed Group Home etc. from 4.9(15)
4.13	Building Demolition	Amend to read: “An Application to demolish a building shall not be approved without a statement or plan which indicates: a) how the operation will be carried out so as to create a minimum of dust or other nuisance, b) where the building material will be disposed of, c)the final reclamation of the parcel, that is satisfactory to the Development Authority.”	A
4.14	Automobile Parking and Loading Requirements	Remove Commercial Section Remove School Section Remove Industrial Section Remove Hospital and Similar use Section	A

		Remove 2(b), Keep 2(c) Remove 3 and 4	
4.15	Objects Prohibited or Restricted in Yards	Amend (3) to read: “ “Subject to Section 4.15(1) No owner, or person in lawful possession and control, of a parcel in a Residential District, shall allow; a) any vehicles or equipment of any kind that is in a state of disrepair, partially dismantled, inoperable or dilapidated to remain on the parcel” and; Add Point 7, Diane to provide wording/context: No owner shall have more than one unregistered vehicle in their yard. - Added at a subsection of 4.15 (3, above) called 4.15.3(b), rather than a new section.	A – but noting to keep the word “yard” rather than “parcel” as the intent is prevent unsightly, but not be restrictive to someone working in their garage, or etc. Diane to add point 7 – more on vehicles? Review Jan 2020. Review Jan 29 - A
4.16	Fences	Should we add a point (d) and mention specifically the fences required around pools? Or should we add a section for Hot tubs and Swimming Pools and speak to each within? d) Where the development is a hot tub or swimming pool, the installation and maintenance of any prescribed fence, self-closing and latching gate, cover or locking lid, or any other safety enclosure, subject to specifications and regulations defined by the CSA Group, shall be required and a condition of the permit. Current specifications define that, any ground, above ground or on-ground pools with a depth of 0.61 m. (2.0 ft.) or greater, at any point, must be fences with a 1.83 m. (6.0 ft.) fence and secured with a locking self-closing gate, and the lock of that gate shall not be less than 1.52 m. (5.0 ft.) above ground level.	A – add “d” under fences to speak to this. Confirm wording with Council/Diane Jan 2020 Meeting. Reviewed Jan 29 2020 - A
4.17	Home Occupations	Need to Discuss with Council – General Idea is to Rename to Home Based Businesses, maybe back to Home Office, Home Business - Minor (Permitted, with one small sign), Home Business – Major (Discretionary)	Discussed – Amended all to read “Home-Based

		At 4.17(m) – Amend to read: “No more than two people shall be working at the home occupation (of home based business) site at any time.” This removes allowance for any (one or more) non-resident workers on site.	Business(es)” and added (2) to further differentiate Office, Minor, Major. Note: ask to add a new D.Permit Fee for the annual D.Permit application on HBB? Reviewed June 17th - A
4.18	Bed and Breakfast	Remove completely, no mentioned = not allowed	A - Removed
4.19	RV and Temporary Living Accommodations	<p>Diane looking for anything to add, particularly with LSAC RV Bylaw? Dwight working on a supplementary RV bylaw for permitting and licencing but noting some legal hurdles that need to be vetted.</p> <p>Jan. 9th, 2020 (Diane) – New Definition (under def. section) and:</p> <p>(a) A Recreational Vehicle cannot be used as a permanent residence within a residential.</p> <p>(b) Only one recreational vehicle is allowed on any lot/parcel unless a development permit is applied for and approved for a second RV. A second RV will have a predetermined time limit to stay on the lot/parcel.</p> <p>I am suggesting that council give direction on (a) and that we incorporate (b) as subsection 3 and it shall read as follows:</p> <p>3. One recreational vehicle, subject to 4.18(1) and 4.18(2), shall be considered a permitted use on a residential parcel; any second recreational vehicle will be a discretionary use and requires an additional development permit, whereby a condition of this permit will be that it remains valid for the calendar year in which</p>	<p>Discussed – Mixed Direction, suggested adding that (i) only first RV required an approved pad (other could have well-maintained “site;” (ii) second vehicle doesn’t need pad, but is subject to a time restriction? Did not change anything in the new draft, needs more direction.</p> <p>Review Jan 2020 Meeting for direction: Reviewed Jan 29 2020 - A</p>

		has been approved, and requires annual renewal if the applicant intends to continue the use for future years.	
4.20	General Sign Regulations	Remove Completely – only non-municipal sign allowed is address sign or business sign as restricted in size under 3.2 (Developments Not requiring Development Permit)	A- Removed
4.21	Signs in Commercial Developments	Remove Completely	A - Removed
4.22	Keeping of Animals	Add definition of Kennel under definitions (done) and add regulations for size and material here under 4.22(2)a-x as needed, and state to the satisfaction of Dev. Authority. Diane to find wording.	Discussed – Decided to (I think?) remove any allowance for commercial kennel operations which required amending 4.19 (nee 4.22)(2) to removed last line... “unless said keeping occurs within the confines of an approved kennel.” A - Jan 29 2020
4.23	Sea Cans	Rename section “Prefabricated Structures” and add provisions as follows: “Prefabricated structures shall only be used or located on a site as an accessory use or building in an Residential District where the Development Authority is satisfied the following have been complied with; <ul style="list-style-type: none"> a) prefabricated structures shall be adequately anchored, but not permanently fixed to the ground; b) prefabricated structures shall be maintained in good condition and periodically refurbished; c) prefabricated structures shall be sited in relation to side and rear lines such that the Development Authority is satisfied that it is accessible for maintenance, repair and removal if required; d) the exterior finish of a shipping container must be altered such that it does not in any manner resemble a shipping container as originally constructed and, instead, matches or complements the exterior finish and roof pitch of the dwelling on the site; 	A - Changed Section to title “Prefabricated Structures” and added the recommended text (left) to (1). Retained core of original provisions and put as (2) to reinforce aesthetic requirements. Finally, added Shipping container to new

		e) any other matters the Development Authority considers necessary to ensure the prefabricated structure does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.”	Prefabricated Structure Definition in Def. Section (1.9).

PART 5 – LAND USE DISTRICTS

Section	Reference	Amendment	Reviewed by Council
5.1	Establishment of Dist.		A
5.1.1	Designation	None	A
5.1.2	Land Use Bylaw Ref.	None	A
5.1.3	Boundary Reference	None	A
			A
5.2	R-Residential		A
5.2.1	General	None – same purpose for the district	A
5.2.2	Permitted Uses/Discretionary Uses	1) Added Home Based Business Reference – Home Occupation and HBB (Minor) Permitted Use, HBB (Major) remains discretionary 2) Revised to include Secondary Suites AND Garage Suites and Guest Houses as permitted uses. 3) Revised to reference ONE Permitted RV/Temporary Living Accommodation and Additional RV/Temporary Living Accommodation as Discretionary	A
5.2.3	Parcel Coverage	None	A
5.2.4	Min. Floor Area	None	A
5.2.5	Max Height	None	A
5.2.6	Min. parcel Width/Area	None	A
5.2.7	Setback (front)	None	A
5.2.8	Setback (side)	None	A

5.2.9	Setback (rear)	None	A
5.3	RRVP – Res. RV Park		
5.3.1	Purpose	None	A
5.3.2	Permitted/Discretionary Uses	None	A
5.3.3	Dev. Regulations	None	A
5.3.4	General Regulations	None	A
5.3.5	Density and Min. Area	None	A
5.3.6	Sewage Disposal	None	A
5.3.7	Water Supply	None	A
5.3.8	Signs	None	A
5.3.9	Parking	None	A
5.3.10	Tenting	None	A
5.3.11	Setbacks	None	A
			A
5.4	Urban Services		
5.4.1	General Purpose	None	A
5.4.2	Permitted/Discretionary Uses	None	A
5.4.3	Dev. Regulations	None	A
5.5	P-Parks		A
5.5.1	General Purpose	None	A
5.5.2	Permitted/Discretionary Uses	None	A
5.5.3	Dev. Regulations	None	A
5.6	UR Urban Reserve		
5.6.1	General Purpose	None	A
5.6.2	Permitted/Discretionary Uses	None – side note, this really doesn't apply to South View (not a large rural base or extensive agriculture) however should leave this in as it is the transitional step	A

		between raw land and urban development should you acquire additional land, or re-develop areas of the community over extended periods of time.	
5.6.3	Dev. Regulations	None	

PART 6 - ADMINISTRATION AND INDEX

Section	Reference	Amendment	Reviewed by Council
6.1	Schedules	None – Keep as Schedule A Land Use Bylaw Map (Make Sure Diane has no changes to the attached one (reference new bylaw number in 6.4 Schedule A))	A
6.2	Repeal Existing Controls	Change to note the repeal of Bylaw 179 (Current LUB)	A
6.3	Date of Commencement	None	A
Index	Index of Key Words	Removed – Not useful and confusing. Easier to use Ctrl F to search pdf document for key words as needed.	As discussed on Jan. 29th 2020