

MINISTERIAL REGULATION FOR THE HANWELL LOCAL SERVICE DISTRICT PLANNING AREA	
under the	
COMMUNITY PLANNING ACT	
(*****)	
PART A	
RURAL PLAN - TITLE & AREA DESIGNATION	
TITLE AND AREA DESIGNATION	
Under section 77 of the <i>Community Planning Act</i> , the Minister of Environment the following Regulation:	
1. This Regulation may be cited as the <u>Hanwell Local Service District Planning Area Rural Plan Regulation - <i>Community Planning Act</i></u> .	
2. The area of land as shown on the map placed in Schedule 'A', and being bounded as follows, is designated for the purpose of the adoption of this Rural Plan and is the area which this Regulation applies:	
<i>insert metes and bounds legal description here/Will be prepared By a Surveyor with the Dept. of Environment</i>	Dallas explained that this will be prepared by the Department of Environment
3. The Hanwell Local Service District Planning Area Rural Plan contained in this regulation is hereby adopted for the Hanwell Local Service District Planning Area.	
Objectives of the Rural Plan	
The objectives of the Hanwell Planning Area Rural Plan are:	
• to protect the environment	
• to facilitate the provision of community infrastructure, services and facilities to meet the	

current and future needs of the population	
<ul style="list-style-type: none"> <li>to promote orderly development that fosters the local economy while ensuring a healthy balance of land uses and safe and efficient transportation</li> </ul>	
<ul style="list-style-type: none"> <li>to foster a sense of community and good quality of life.</li> </ul>	
The objectives of the Hanwell Local Service District Planning Area Rural Plan reflect the community's aspirations for the future development of area. The objectives provide a reference for those who administer and enforce the Hanwell Local Service District Planning Area Rural Plan to use when making land-use decisions.	
<b>Part B:</b>	
STATEMENTS OF POLICY AND PROPOSALS WITH RESPECT TO:	<p>Dallas went over with group that policies are binding upon the agency that adopts them, and in the future development decision will be considered as to whether they are reasonably consistent with the policies. Dallas explained how proposals are binding upon everyone else, and that they, in rural plans, are often used to add colour to give a better idea of the intent and goals of the plan.</p> <p>Dallas said when we look these over we need to be cautious about the verbiage used in the policies and think about adding additional policies or proposals to better achieve our objectives.</p>
a) Residential Uses	
<b>Policy</b>	
It is a policy to control the location and density of residential development.	
It is a policy to enhance and maintain attractive and safe neighbourhoods and discourage the intrusion of incompatible uses into established residential areas and areas adjacent to established residential areas.	<p>Dallas brought up that in later discussion since we drafted these and at open house issues such as safe access off of Hanwell road and drainage have been noted. Dallas asked the group if we wanted to add polices to deal this -</p> <p>WG decided that they did, but felt that the issue is broader than just residential so that it should be added to a more general section. The drainage</p>

	issue will be addressed in the conservation of physical environment section and we will add a new policy section on transportation.
<b>Proposals</b>	
It is proposed to consider impacts on existing development when new residential development is proposed.	
b) Commercial and Industrial Uses	
<b>Policy</b>	
It is a policy to protect the natural environment and the residential character of the community through the control of the type and location of commercial and industrial development.	Dallas noted how in the policy some of first things mentioned in the commercial section, is protection of environment and the residential character and how if you looked at the order of our objectives it is consistent
<b>Proposals</b>	
It is proposed that the health and safety of residents, transportation requirements, and impacts on the environment and surrounding land uses be considered when locating commercial and industrial development.	
c) Institutional Uses	
<b>Policy</b>	
It is a policy to encourage the provision of institutional land uses that serve the current and future needs of the local community.	
d) Recreational Facilities and Public Open Spaces	
<b>Policy</b>	
It is a policy to encourage a range of recreational uses in order to meet the current and future needs of the population, encourage the interaction of residents, and foster a strong sense of community.	Dallas asked Do we want to add a policy to encourage opportunities for non-motorized transportation? Dallas stated that provisions of bike lanes or alternative transportation facilities have been mentioned numerous times. We may not have the ability in this process to get everything together to bring it about, but we can have it written that the area would like to encourage opportunities

	WG felt it would be a good idea but, again, it was decided to add it to a new "transportation" heading.
e) Resource Uses	
<b>Policy</b>	
It is a policy to recognize the dynamic nature of modern farming and to promote the long-term viability of agricultural operations, while minimizing conflict between agricultural and non-agricultural land uses.	
It is a policy to support an integrated approach to the management of forest resources by providing for commercial timber production, private woodlot operations, fostering recreational opportunities and protecting the integrity of the natural environment.	It was noted by a WG member that the organization of the text here is not consistent with the order of the policy of the commercial section which does a good job of being consistent with our objectives. The WG decided to re word it with the following:  "It is a policy to protect the integrity of the natural environment, foster recreational opportunities, provide for commercial timber production and private woodlot operations, by supporting an integrated approach to the management of forest resources"
It is a policy to protect and optimize the use and availability of aggregate resources located on significant aggregate resource lands, as defined in this plan, while minimizing the environmental and social impacts that may be associated with related excavation operations.	
f) Protection of Water Supplies	
<b>Policy</b>	
It is a policy to prohibit development where groundwater quantity or quality is determined not to be suitable for the intended use.	It was noted by a WG member that there are many measures that can be taken to address quality, such as uv filters and water softening and that perhaps the wording is too strong. It was decided to make separate polices out of it. Suggested polices:  It is a policy to consider potential impacts to ground water quantity when considering new development.  It is a policy to discourage types of development that pose a significant risk to ground water resources.

It is a policy to discourage development which would potentially degrade or deplete ground water resources.	<p>Dallas asked if we want to try to add a policy to encourage that the petroleum plume be cleaned up.</p> <p>The WG agreed, and suggested the wording by such to mention that the problem is on going and becoming more wide spread...</p> <p>Suggest Policy</p> <p>It is a policy to encourage the timely remediation of known contaminated areas to limit the migration of pollutants to additional lands, wells and watercourses.</p>
g) Heritage Buildings and Sites of Historical or Archaeological Interest	
<b>Policy</b>	
It is a policy to encourage the preservation, rehabilitation and maintenance of historic buildings, areas of archaeological interest, structures, and monuments.	
h) Conservation of the Physical Environment	
<b>Policy</b>	
It is a policy to ensure development occurs in a manner which minimizes impacts to the quality of air, land and water resources for the benefit of present and future generations.	<p>Dallas asked the working group if the word ensure is too strong for the policy, the group agreed and it was decided to change the wording to:</p> <p>It is a policy to encourage development which minimizes impacts to the quality of air land and water resources for the benefit of future generations</p>
It is a policy to recognize watersheds for their important ecological, recreational, aesthetic and historical qualities and to strive to enhance and maintain natural watercourses and wetlands in their clean and natural state.	
It is a policy to discourage development in flood	

prone areas.	
It is a policy to encourage new development to consider storm water management that respects the natural contours and drainage patterns of the land.	<p>As noted previously, it was decided to add polices regarding storm water management and addressing issues with the wastewater system</p> <p>Suggested policies</p> <p>It is a policy to encourage new development to consider storm water management that respects the natural contours and drainage patterns of the land.</p> <p>It is a policy to encourage the operators of wastewater systems to ensure that systems are function properly and that the discharge is not posing a risk of contamination, and to undertake regular performance monitoring</p>
Suggested new section	
Transportation	
Policy	
It is a policy to require safe access for new development.	
It is a policy to encourage the provision of opportunities for non- motorized transportation.	

SECTION 1 - ZONING MAP & INTERPRETATION	
1.1 The Zoning Map included in Schedule A and titled "Hanwell Local Service District Planning Area Zoning Map" is the zoning map designated for the <u>Hanwell Local Service District Planning Area Rural Plan Regulation</u> .	Dallas noted that to make it easier to review, he has place the relevant definitions beside where they appear in the zoning provisions, as you will find below
"accessory building" means a detached subordinate building, not used for human habitation, located on the same lot as the main building, structure or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the land, building or structure;	
"accessory structure" means a structure located on the same lot as the main building, structure or main use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the land, building or structure;	
"accessory use" means a use, other than human habitation, of land or a building or structure which is not the main or secondary use of the land, building or structure on a lot, and which is naturally or customarily incidental and complementary to the main use of the land or to the main use being conducted in the main building or structure on the lot;	
"agricultural land" means	
(a) land being used in an agricultural operation, or	
(b) land that is not being used in an agricultural operation but that meets the criteria set by regulation as land suitable for use in an agricultural operation;	

<p>“agricultural operation” means an agricultural operation that is carried on for gain or reward or in the hope or expectation of gain or reward, and includes</p>	
<p>(a) the cultivation of land,</p>	
<p>(b) the raising of livestock, including poultry,</p>	
<p>(c) the raising of fur-bearing animals,</p>	
<p>(d) the production of agricultural field crops,</p>	
<p>(e) the production of fruit and vegetables and other specialty horticultural crops,</p>	
<p>(f) the production of eggs and milk,</p>	
<p>(g) the operation of agricultural machinery and equipment, including irrigation pumps,</p>	
<p>(h) the application of fertilizers, conditioners, insecticides, pesticides, fungicides and herbicides for agricultural purposes;</p>	
<p>“alter” means to make any change, structurally or otherwise, in a building or structure which is not for purposes of maintenance only;</p>	
<p>Antique store</p>	
<p>“assembly occupancy” means the occupancy or the use of a building, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink;</p>	
<p>“arterial highway” means a highway so classified under the <i>Highway Act</i>;</p>	
<p>“automobile repair” means the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers such as collision service, body repair and frame straightening; painting and upholstering, vehicle steam cleaning, and undercoating;</p>	
<p>“auction centre” means any premises used for</p>	

the auction of goods, which may include motor vehicles.	
“automotive sales or rental establishment means an establishment having as its main use the storage of vehicles sale, rent or lease and accessory uses which may include facilities for the repair and maintenance of such vehicles.	
“building” means any structure used or intended for supporting or sheltering any use or occupancy;	
"business office" is any building or part of a building used for the management or direction of an agency, business, organization, but excludes such uses as retail sale, manufacture, assembly or storage of goods, or places of assembly and amusement	
“cemetery” means land that is set a part for the burial of human remains;	
“church or other religious building” means a building commonly used for the public worship by any religious organization, and may include a rectory and manse, hall, auditorium, day nursery, or religious school associated with, or accessory thereto;	
“class 1 home-based business” means the use of a dwelling unit by a resident of the dwelling unit to conduct an activity for financial gain or reward or in the hope or expectation of financial gain or reward, and which is secondary to the main residential use and conducted entirely within the dwelling unit;	
“class 2 home-based business” means the use of another building or structure on the same lot as a dwelling unit by a resident of the dwelling unit to conduct an activity for financial gain or reward or in the hope or expectation of financial gain or reward, and which is secondary to the main residential use on a lot;	
“collector highway” means a highway so classified under the <i>Highway Act</i> ;	

“commercial recreation establishment” means a recreation establishment operated as a business and open to the public for a fee;	
“Commission” means the District Planning Commission;	
“community care facility” means a use for the purposes of providing special and individualized care to elderly persons, children, or disabled persons, and may include a day care centre, nursing home, residence or residential centre as defined under the <i>Family Services Act</i> ;	
"community day care home" means a community day care home or family day care home as defined by and operated in accordance with the <i>Family Services Act</i> ;)	
"community hall" means a building used for community activities with or without purpose of gain;	
“conservation use” means a wildlife refuge, natural buffer or other such uses that serve to protect or maintain an environmentally sensitive area;	
“contractor’s yard” means a yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work;	
“convenience store” means an establishment where food, tobacco, non-prescription drugs, periodicals, or similar items of household convenience are kept for retail sale to residents of the immediate neighbourhood, including a dry cleaning, video rental and catalogue sales outlets, but does not include a gasoline bar;	
“coverage” means the percentage of the lot area covered by the area of the main building or buildings;	
“day care centre” means a day care centre defined by and operated in accordance with the <i>Family Services Act</i> ;	

“depth” means, in relation to a lot	
(a) where the front and rear lot lines are parallel, the horizontal distance between the front and rear lot lines at right angles to such lines, or	
(b) where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines;	
“Director” means the Provincial Planning Director appointed under section 4 of the <i>Community Planning Act</i> ;	
“dwelling” means a main building, or a portion of it, containing one or more dwelling units;	
“dwelling unit” means a room or suite of two or more rooms designed or intended for use by an individual or family, in which culinary facilities and sanitary conveniences are provided for the exclusive use of such individual or family;	
“easement” means a right to use land, most commonly for access to other property or as a right-of-way for a utility service, or for a municipal service;	
“easement lands of a natural gas transmission pipeline” means a surveyed easement for a transmission pipeline filed in the Registry Office;	
“erect” means to construct, build, assemble or re-locate a building or structure, any physical operations preparatory to the construction, building, assembly or relocation of the building or structure;	
“excavation site” means an open land area where quarriable substances are mined or excavated for sale or off-tract use;	
“family” means one or more persons, not necessarily related, occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel or a boarding or rooming house;	

<p>“fitness centre” means - a private club in which facilities are provided for recreational athletic activities including but not limited to a body building and shall include such facilities such as a sauna a solarium.</p>	
<p>“floor area” means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies;</p>	
<p>“forestry” means the general growing and harvesting of trees and, without limiting the generality of the foregoing, shall include: the raising and cutting of wood, pulp, lumber and other primary forest products as well as the portable milling and sawing of wood; and the production of Christmas trees and specialty forest products such as maple syrup, fiddle heads, wreaths, bark mulch, and fine furniture wood;</p>	
<p>“garden suite” means a portable, or demountable one-storey, one- or two-bedroom, self contained dwelling, intended to be occupied by an individual or couple who are able to live independently in it and where the house on the same property is occupied by children, grandchildren, family members or relatives of the occupant of the portable dwelling;</p>	
<p>“gasoline bar” means one or more pump islands, each consisting of one or more gasoline or diesel pumps and may include a shelter or canopy as well as involve the sale of other liquids and small accessories required for the operation of motor vehicles;</p>	
<p>“golf course” means a public or private area operated for the purpose of playing golf and includes a club house and recreational facilities, accessory driving ranges and similar uses</p>	
<p>“heavy equipment sales and service” means a building or part of a building or structure in which heavy machinery is maintained, repaired or offered for sale, rent or lease.</p>	

<p>“hobby farm” means an agricultural operation that is incidental to the principal residential use, is not carried out for financial gain or reward, or does not constitute a principal income for the farmer or land owner;</p>	
<p>“hotel” means a facility offering transient lodging accommodations, for gain or reward, to the general public and providing additional services, such as restaurants, meeting rooms and recreational facilities;</p>	
<p>“household pets” means any animal normally and customarily kept by domestic households for pleasure and companionship, excluding poultry, pheasants, cows, livestock, horses, goats sheep and other similar animals and fowl</p>	
<p>“hunting camp or recreation camp” means accommodations for seasonal use for hunting, fishing, snowmobiling, or similar recreational pursuits, and which is not used for gain or reward;</p>	
<p>“industrial occupancy” means the occupancy or use of a building or part thereof for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials;</p>	
<p>“kennel” means an establishment prepared to house, board, breed, handle, or otherwise keep or care for five (5) or more dogs or cats over the age of six (6) months;</p>	
<p>“large-scale livestock operation” means an agricultural operation involving more than 250 livestock, excluding poultry, and 2500 poultry;</p>	
<p>“livestock” means adult cattle, horses, mules, donkeys, pigs, sheep, goats, ostriches, emus, foxes, mink or poultry;</p>	
<p>“livestock facility” means a building used or intended to be used to confine or house livestock or a confined livestock area, and includes a structure or area used or intended to be used to store manure;</p>	
<p>“lot” means a parcel of land or two or more adjoining parcels of lands, including those lying</p>	

opposite to each other or either side of a road, street or highway, held by the same owner and used or intended to be used as the site for a building or structure or an addition to the building or structure;	
“lot line” means a common line between a lot and an abutting lot, access or street;	
“main building” means a building in which is conducted the main or principal use of the lot on which the building is located;	
“main use” means the primary purpose for which a building, other structure and/or lot is designed, arranged, or intended, or for which may be used, occupied or maintained under this Regulation;	
“manufacturing operation” means the use of land, buildings or structures for the purposes of manufacturing, assembling, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, thing or service;	
“medical/dental clinic” means a building or structure used for the provision of medical or dental services; which, without limiting the generality of the forgoing, may include, chiropractic, optometry and orthopaedic services, but does not include a veterinary services;	
“mini-home” means a building unit that is designed to be used with or without a permanent foundation as a dwelling for humans, that has a width of less than six metres throughout its entire length exclusive of steps or porches, that is not fitted with facilities for towing or to which towing apparatus can be attached, and that is capable of being transported by means of a flat-bed float trailer from the site of its construction without significant alteration;	
“mini-home park” means a parcel of land, not in a Provincial Park, intended as the location for more than one mini-home;	
“Minister” means the Minister of Environment and Local Government;	

<p>“mobile home” means a factory built, detached structural unit designed to be and capable of being transported after fabrication, on its own chassis and wheel system to a lot and which is suitable for year round occupancy in similar fashion as a dwelling unit, except for minor and incidental unpacking and assembly operations, placement on defined supporting structures;</p>	
<p>“mobile home park” means a parcel of land, not in a Provincial Park, intended as the location, for residential purposes, of ten or more mobile homes or mini-homes, upon which at least two mobile homes or mini-homes are located for residential purposes;</p>	
<p>“motel” means a hotel primarily for transients traveling by automobile, with a parking space on the lot for each lodging unit, and with access for each such unit directly from the outside;</p>	
<p>“multiple family dwelling” means a dwelling containing more than two dwelling units but no more than four dwelling units;</p>	
<p>“nursing home” means a residential facility operated, whether for profit or not, for the purpose of supervisory, personal or nursing care for seven or more persons who are not related by blood or marriage to the operator of the home and who by reason of age, infirmity or mental or physical disability are not fully able to care for themselves but does not include an institution operated under the Mental Health Act, the Hospital Services Act, the Hospital Act or the Family Services Act;</p>	
<p>“occupancy” means the use or intended use of a building or part thereof for the shelter or support of persons, animals or property;</p>	
<p>“open space” means space that is open to the sky and suitable for active or passive recreation or gardens; this space shall be free of automotive traffic, parking and undue hazard, and readily accessible by all those for whom it is intended;</p>	
<p>“outdoor recreational use” means a recreational use conducted outdoors and, without limiting the generality of the foregoing, may include: trails used for hiking, snowmobiling, cross-</p>	

country skiing, bicycling, or horseback riding; sleigh rides; nature interpretation activities; canoeing; and hunting and fishing in accordance with applicable regulations;	
“park” means an area of land set aside for recreational purposes and may include, but is not limited to, playgrounds, baseball fields, tennis courts, soccer and other athletic fields, outdoor rinks, swimming pools, areas designed for passive enjoyment and similar uses and includes the buildings and structures in connection therewith;	
“personal service establishment” means a store or shop providing personal, financial, technical or repair services, assistance or advice to consumers, and without limiting the generality of the foregoing, may include: appliance repair shops, barber and beauty shops, bicycle repair shops, dressmakers and tailors, financial institutions, locksmiths, pawnshops, printing and photocopy services, shoe repair shops, furniture upholstering shops, and professional photographers’ studios;	
“playground” means an area of landscaped open space equipped with children’s play equipment such as slides, swings or wading pools;	
“quarriable substance” means sand, gravel, clay, soil, ordinary stone, building or construction stone, and rock other than metallic ores;	
“recreational facility” means a building or place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;	
“registered agricultural land” means agricultural land that is registered by the Minister of Agriculture, Fisheries and Aquaculture under the <i>Agricultural Land Protection and Development Act</i> ;	
“registry office” means the registry office established under the <i>Registry Act</i> for the county in which any land affected is situated;	
“residential dwelling” means a single-family dwelling, two-family dwelling, multiple-family dwelling, mini-home or mobile-home;	

<p>“restaurant” means a building or part of a building where food is offered for sale to the public for immediate consumption at tables or counters either inside or outside the building and may include a take-out service;</p>	
<p>“retail store” means a store or shop engaged in the sale of commodities or goods to individual consumers for personal use rather than for resale, and without limiting the generality of the foregoing, may include: stores engaged in the sale of antique and second-hand articles, appliances and tools, art and crafts, books, clothing, garden supplies, recreation or sporting goods; bakeries; drug stores; florists; and video rental stores; but does not include any use separately listed in a zone;</p>	
<p>“salvage” means second-hand, used, discarded or surplus metals, goods or articles of every description, unserviceable, discarded or junked motor vehicles, bodies, engines or other component parts of a motor vehicle, but does not include bottles, furniture or books;</p>	
<p>“salvage yard” means a building, warehouse, yard or other premises in which salvage is stored or kept pending resale or delivery to another person;</p>	
<p>“sawmill” means a stationary milling machine which changes raw timber into lumber products;</p>	
<p>“school” means a public or separate school, university, college or private school authorized by the authority having jurisdiction;</p>	
<p>“secondary use” means a use, other than a main or accessory use;</p>	
<p>“self service storage facility” a building consisting of individual, small, self contained units that are leased or owned for the storage of business and household goods.</p>	
<p>“service or repair shop” means a building or part of a building used for the servicing or repairing of articles, goods, materials but shall not include industrial manufacturing or auto repair.;</p>	

<p>“service station” means a building and structures where gasoline, oil, grease, anti-freeze, accessories or tires, or a combination thereof, are stored or kept for retail for motor vehicles, whether or not minor repairs to motor vehicles are offered or performed;</p>	
<p>“shooting range” means a range for shooting firearms which complies with all federal and provincial legislation and guidelines;</p>	
<p>“sign” means a name, identification, description, device, display, or illustration which is affixed to or represented directly or indirectly upon a building, structure, or lot, which directs attention to an object, product, place, activity, person, institute, organization or business;</p>	
<p>“single-family dwelling” means a dwelling containing only one dwelling unit;</p>	
<p>“special care home” means an owner-occupied single-detached dwelling used for the purposes of providing special and individualized care to persons, who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves, provided the number within the intended user group does not exceed 5 and the facility complies with the applicable legislation;</p>	
<p>“stable means” a building or enclosure within which animals are kept, other than pets for utilitarian purposes;</p>	
<p>“street line” means the common line between a street and a lot;</p>	
<p>“structure” means anything erected, built or constructed of parts joined together with a fixed location on the ground, or attached to something having a fixed location in or on the ground and shall include buildings, walls or any sign, but does not include fences which do not exceed two metres in height;</p>	
<p>“swimming pool” means a tank or other structure, artificially created, at least in part, having a depth greater than 1 metres, located outdoors and intended to contain water for the purpose of swimming or diving;</p>	

<p>“transmission pipeline” means a line that is used or to be used for the transmission of oil, gas or any other commodity and that connects a province with any other province or country or extends beyond the limits of a province or the offshore area as defined in section 123 of the <i>National Energy Board Act</i>, and includes all branches, extensions, tanks, reservoirs, storage facilities, pumps, racks, compressors, loading facilities, interstation systems of communication by telephone, telegraph or radio and real and personal property and works connected therewith, but does not include a sewer or water pipeline that is used or proposed to be used solely for municipal purposes;</p>	
<p>“transportation terminal” means the uses of land buildings or structures for the purposes of storing, servicing repairing or loading trucks, transport trailers and/or buses,</p>	
<p>“two-family dwelling” means a dwelling containing two dwelling units;</p>	
<p>“use” means the purpose for which land or a building or structure, or a combination thereof, is designed, arranged, erected, intended, occupied, or maintained;</p>	
<p>“veterinary services” means the provisions of services by veterinarians for the purpose of consultation, diagnosis and treatment of animal and the necessary boarding thereof, and may also include the retailing of pet supplies)</p>	
<p>“warehouse” means any use concerned with storage, distribution or transportation of goods and services or related activities;</p>	
<p>“watercourse” means a waterbody recognized under the <i>Clean Water Act</i> and may include the full width and length, including the bed, banks, sides and shoreline, or any part, of a river, creek, stream, spring, brook, lake, pond, reservoir, canal, ditch or other natural or artificial channel open to the atmosphere, the primary function of which is the conveyance or containment of water whether the flow be continuous or not;</p>	
<p>“width” means, in relation to a lot</p>	

(a) where the side lot lines are parallel, the distance measured across the lot at right angles to such lines, or	
(b) where the side lot lines are not parallel, the distance measured across the lot along a line parallel to a line joining the points at which the side lot lines intersect the street line, such parallel line being drawn through the point at which the line of minimum set-back intersects a line from the mid-point of and perpendicular to the line to which it is parallel;	
<b>SECTION 2 - PURPOSE, ADMINISTRATION, CLASSIFICATION &amp; CONFORMITY</b>	
<b>Purpose</b>	
2.1 The purpose of Part C is	
(a) to divide the area referred to in Part A, paragraph 2, into zones;	
(b) to prescribe, subject to powers reserved to the Commission,	
(i) the purpose for which land, buildings and structures in any zone may be used, and	
(ii) standards to which land use and the placement, erection, alteration and use of buildings and structures must conform; and	
(c) to prohibit	
(i) land use, and	
(ii) use, placement, erection or alteration of buildings or structures;	
other than in conformity with the purposes and standards mentioned in subparagraph (b)	
<b>Powers of the Commission</b>	

<p>(1) No building or structure may be erected on any site where it would otherwise be permitted under this Regulation when, in the opinion of the Commission, the site is marshy, subject to flooding, excessively steep or otherwise unsuitable by virtue of its soil or topography.</p>	
<p>(2) The Commission may, subject to such terms and conditions as it considers fit,</p>	
<p>(a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this Regulation; and</p>	
<p>(b) require the termination or removal of a development authorized under subparagraph (a) at the end of the authorized period.</p>	
<p>(3) In all zones created by this Regulation, the use of land for the purposes of the supply of</p>	
<p>(a) electric power;</p>	
<p>(b) natural gas;</p>	
<p>(c) water supply and storage;</p>	
<p>(d) sanitary sewage disposal and treatment of sewage generated within the planning area;</p>	
<p>(e) drainage, including storm sewers;</p>	
<p>(f) streets; and</p>	
<p>(g) all other public or private utilities,</p>	
<p>including the location or erection of any structure or installation for the supply of any of the above-mentioned services, shall be a particular purpose in respect of which the Commission may impose terms and conditions or prohibit where compliance with the terms and conditions imposed cannot reasonably be expected.</p>	
<p>(4) In all zones created by this Regulation, the use of land for the purposes of exploration, staking and prospecting of minerals and carboniferous deposits shall be permitted.</p>	<p>Dallas stated this is in regards to the Crown's mineral rights</p> <p>WG member asked whether the word carboniferous, was the proper term, Dallas said he would look into</p>

	it
<b>Amendments</b>	
(1) A person who seeks to have this Regulation amended shall	
(a) address a written and signed application to the Director; and	
(b) pay a fee of \$1000 <sup>00</sup> payable to the District Planning Commission.	
(2) On the advice of the Minister, the Commission may return to the applicant all or any part of a fee mentioned in subparagraph (1) (b).	
(3) An application shall include such information as may be required by the Minister.	
(4) Unless, upon investigation, the Minister is of the opinion there is valid new evidence or change in conditions, where an application under this section has been previously refused by the Minister, no further application may be considered by the Minister for one year of such application,	
(a) in the case of re-zoning, is in respect of the same area of land with which the original application was concerned; or	
(b) not being in relation to re-zoning is similar to the original application.	

SECTION 3 - GENERAL PROVISIONS	
Garden Suites	
3.1(1) Where permitted, a garden suite may be located on a lot containing a single family dwelling provided:	
(a) that the lot has an area of at least 4000 square meters;	
(b) the garden suite shall only be located in the rear or side yard;	
(c) the garden suite must be located so as to be easily removed from the site and have a total floor area less than 85 square metres;	
(d) the garden suite is provided with adequate water and sewer systems, as acceptable to the Department of Health and Wellness;	
(e) in combination with the principal dwelling, lot coverage does not exceed thirty-five percent; d	
(f) the garden suite shall be removed from the property within six months should it cease to be occupied by the person or persons intended; and	WG s suggested that a clause be added that it be removed within 6 months of not being used by the persons intended, Dallas agreed to add it.
(g) the garden suite shall be reasonably consistent with the age, character and aesthetics of the neighbourhood in which it is located.	Dallas stated: There has been lots of talk about a provision like this. I have been hesitant to add it because I think it is subjective and adding "teeth" that would be specific in terms of the what character and aesthetic is, can be problematic. Keep in mind; we have no provisions for the main dwelling to be of a min standard, character or aesthetic. However, I have come around to accept that a provision of this nature, while subjective, does provide a reflection of disposition of the community, and does have value.
Lots created prior to January, 1976	
3.2(1) Notwithstanding the provisions of Section 4, a lot which was created before January, 1976 that	Dallas noted that the min lot size of one acre was not set until January 1976, so this section relates

does not meet the required lot size may be used for a residential dwelling if it is approved by the Department of Health and Wellness for the installation of a septic tank and disposal field.	those properties that were approved prior and would now be undersized.
<b>Location of Buildings and Structures on a Lot</b>	
3.3(1) No building or structure may be placed, erected or altered so that any part of it	
(a) is less than	
(i) 15 metres from the boundary of an arterial or collector highway, or	
(ii) 7.5 metres from the boundary of a street or highway other than an arterial or collector highway;	
(b) with respect to a side lot line, is within 3 metres; or	
(c) is within 3 metres of a rear lot line.	
3.3(2) Notwithstanding subparagraph 3.7(1)(a), a building or structure may be placed, erected or altered so that it is as near a boundary of a street or highway as existing buildings or structures provided that	
(a) the existing buildings or structures are on each side of and immediately adjacent to such building or structure; and	
(b) the nearest side of each existing building or structure immediately adjacent thereto will be within 30 metres of the nearest side of the building or structure to be placed, erected or altered.	
<b>Parking Standards</b>	
3.4(1) Off-street vehicular parking spaces, not less than eighteen square metres in area and with adequate access, shall be provided as follows:	
(a) for a dwelling - one space for each dwelling unit;	

(b) for a retail store, or restaurant - one space for every eighteen square metres of public floor area;	
(c) for a service or repair shop - one space for every twenty-seven square metres of floor area used for providing services;	
(d) for a business or professional office, medical or dental clinic - one space for every thirty-six square metres of floor area;	
(e) for an industrial occupancy - one space for every thirty-six square metres of floor area or storage space;	
(f) for a bed and breakfast, country inn, motel, or hotel - one space and an additional space for every unit;	
(g) for a public or private school - two spaces and an additional space for every classroom;	
(h) for an institutional use such as a community hall, church, or place of public assembly - one space for every ten square metres of floor area;	
(i) for an arena or sport facility - one space for every four seats.	
<b>Loading Standards</b>	
3.5(1) Off-street spaces not less than nine metres long, three and one-half metres wide and four metres high, with access thereto, shall be provided for loading for every building or structure used for any purpose involving the use of vehicles for the receipt or distribution of materials, in accordance with the following requirements:	
(a) one space for a building or structure with a total floor area up to and including 1727 square metres;	
(b) two spaces for a building or structure with a total floor area over 1727 square metres	

and up to and including 4545 square metres;	
(c) an additional space for each 4545 square metres, or fraction thereof, of total floor area thereof in excess of the first 4545 square metres.	
<b>Signs</b>	
<p>3.6(1) Other than a traffic control device as defined in the <i>Motor Vehicle Act</i>, a sign permitted in accordance with the <u>Posting of Lands Regulation</u> under the <i>Fish &amp; Wildlife Act</i>, a sign warning against a dangerous situation, a legal notice or a store window sign advertising goods for sale in the store, the location, dimensions, standards of construction and purposes of public advertisement in the form of a sign is permitted only on compliance with the requirements of this section.</p> <p>(What are the specific Concerns that we have regarding Signage? Are the signs in the area now that are problematic?)</p>	<p>A section that we have not talked much about -</p> <p>We will need to discuss</p>
3.6(2) A sign may be placed, erected or displayed on any land, building or structure if such sign	
(a) advertises the sale, rental or lease of such land, building or structure;	
(b) identifies a residential property or residents thereof;	
(c) denotes a home-based business permitted hereunder;	
(d) warns against trespass.	
3.6(3) A sign referred to in paragraph 3.12(2) shall not exceed	
(a) in number, one for each purpose mentioned in paragraph 3.12 (2); or	
(b) in size,	

(i) X square metres for a sign mentioned in subparagraph (2)(a), or	
(ii) X square metres for a sign mentioned in subparagraph (2) (b), (c) or (d).	
3.6(4) A sign referred to in paragraph 3.12 (2) shall not be backlit or encircled with flashing or neon lights.	
<b>Enclosures for Swimming Pools</b>	
3.7(1) No land shall be used for the purpose of a swimming pool unless the pool is enclosed by a fence or by a wall of a building or structure, or by a combination of walls and fences, at least 1.6 metres in height and meeting the requirements of this section.  (This is in line with what is contained in the Provincial Building Reg that is already in effect. The Provincial Gov requires us to carry it over into the new Rural Plan Regulations)	Dallas noted that this is in line with what is contained in the Provincial Building Reg that is already in effect. The Provincial Gov requires us to carry it over into the new Rural Plan Regulations
3.7(2) Where a portion of a wall of a building forms part of an enclosure mentioned in subsection (1),	
(a)no main or service entrance to the building shall be located therein; and	
(b)any door therein, other than a door to a dwelling or dwelling unit, shall be self-closing and equipped with a self-latching device at least 1.6 metres above the bottom of the door.	
3.7(3) An enclosure mentioned in subsection (1) shall not have rails, bracing or other attachments on the outside thereof that would facilitate climbing.	
3.7(4) A fence mentioned in subsection (1) shall be located,	
(a)at least 1.25 metres from the edge of the swimming pool, and	

(b) at least 1.25 metres from any condition that would facilitate its being climbed from the outside.	
3.7(5) A fence mentioned in subsection (1):	
(a) shall be made of chain link construction, with galvanized, vinyl or other CSA-approved coating, or of wood or of other materials, in the manner prescribed by subsection (5);	
(b) shall not be electrified or incorporate barbed wire or other dangerous material; and	
(c) shall be located at least	
(i) one and one-quarter metres from the edge of the swimming pool, and	
(ii) one and one-quarter metres from any condition that would facilitate its being climbed from the outside.	
3.7(6) A fence under this section shall be designed and constructed:	
(a) in the case of a fence made of chain links, with	
(i) no greater than 4 centimetre diamond mesh,	
(ii) steel wire not less than No. 12 gauge, or a minimum No. 14 gauge CSA-approved coating forming a total thickness equivalent to No. 12 gauge wire, and	
(iii) at least 4 centimetre diameter steel posts, set below frost in an envelope of cement and spaced not more than 3 metres apart, with a top horizontal rail of at least 4 centimetre diameter steel;	
(b) in the case of a fence made of wood,	

with	
(i) vertical boarding, not less than 2.5 centimetres by 10 centimetres nominal dimensions spaced not more than 4 centimetres apart, attached to supporting members and arranged in such manner as not to facilitate climbing on the outside, and	
(ii) supporting posts at least 10 centimetres square, or round with 10 centimetres diameter, set below frost and spaced not more than 2.5 metres apart, with the portion below grade treated with a wood preservative, and with a top horizontal rail with dimensions of at least a width of 5 centimetres and a height of 15 centimetres; and	
(c) in the case of a fence constructed with materials and in a manner other than described in this paragraph, in a manner that will ensure rigidity equal to the design and construction prescribed by this paragraph.	
3.7(7) Gates forming part of an enclosure mentioned in subsection (1):	
(a) shall be equivalent to the fence in content, manner of construction and height;	
(b) shall be supported on substantial hinges; and	
(c) shall be self-closing and equipped with a self-latching device at least 1.6 metres above the bottom of the gate.	This was as far as the group got before the meeting was adjourned. We will pick up where we left off at the next meeting.