

- character and shall incorporate at least equivalent standards of amenity, open space, building separation, parking and other requirements and provisions of this By-law;
- b) An application for the establishment of a Planned Unit Development shall be accompanied by the following information:
 - i. Those requirements normally required for the issuance of a development permit; and
 - ii. Such additional information as Council may consider necessary for the review of the proposal, for example a building location certificate.
 - c) A residential Planned Unit Development may contain two or more principal buildings subject to the following criteria:
 - i. The minimum site area for a Planned Unit Development shall be one (1) acre if serviced and two (2) acres if unserviced;
 - ii. In no case shall buildings be closer to each other than the sum of the required yards for adjoining walls; and
 - iii. The density of development shall not be increased by greater than ten (10) percent of the normal density permitted in that zone.

4.9 CAMPGROUND OR RV PARK

- a) Maximum development density: 8 Travel trailer, camping unit or cabin spaces per developed acre
- b) Maximum number of travel trailers, camping units or cabins per space: 1 Travel trailer, camping unit or cabin per space
- c) Minimum and maximum floor area of cabins: 200 sq. ft. and 20% of site area respectively
- d) Minimum area of each travel trailer, camping unit or cabin space: 3,200 sq. ft.
- e) Minimum width of each travel trailer, camping unit or cabin space: 40 feet
- f) Minimum side to side and end to end clearance between travel trailer, camping unit or cabin units, including projections: 15 feet
- g) Minimum number of parking spaces: 1 parking space on each camping unit, travel trailer or cabin space
- h) Minimum roadway surface and roadway right-of way: 18 feet and 30 feet respectively
 - i. Minimum distance from travel trailer, camping unit, cabin and service building
 - a. To any public roadway: 30 feet
 - b. To any park boundary: 15 feet

4.10 PUBLIC BUILDING HEIGHT

Public buildings may be erected to a height not exceeding seventy-five (75) feet provided the minimum front, side and rear yard requirements of the zone in which they are located are increased by fifty (50) percent.

4.11 STORAGE OR DISPLAY OF MERCHANDISE

There shall be no storage or outdoor display of merchandise in the required front, side and rear yards of the Commercial Central District, except for storage in the required front and rear yards for the following uses: Automobile and Trailers Sales, Automobile Service Station, and Equipment or Agricultural Implement Sales and Service. These exceptions must maintain the accessory rear yard requirements and a 1 foot accessory front yard.

4.12 ENTRANCE AND EXITS FOR AUTOMOBILE SERVICE STATIONS, PUBLIC PARKING AREA

Except wherein otherwise stated, vehicle access to automobile service stations or parking areas shall be only by way of entrances and exits in accordance with the following regulations:

- a) The minimum width of an entrance or exit shall be 6.1 metres (20 feet);
- b) The minimum width of a combined entrance and exit shall be 10.7 metres (35 feet);
- c) The maximum width of an entrance or exit shall be 12.2 metres (40 feet);
- d) The maximum width of a combined entrance and exit shall be 18.3 metres (60 feet);
- e) The minimum distance between any part of an entrance, exit or combined entrance and exit, and the intersection of street site lines or the intersection of a street site line and a side site line on a public lane shall be 9.2 metres (30 feet);
- f) The minimum distance between entrances and exits shall be 9.2 metres (30 feet); and
- g) The owner of the property shall provide and maintain a barrier at least (1) foot high on or near all street site lines so as to prevent vehicles from entering or leaving the property other than by way of the entrances and exits permitted in this Section.

4.13 PRIVATE COMMUNICATIONS FACILITIES

A private communications facility may be allowed as an accessory use in accordance with the minimum yard requirements for accessory structures in the zone in which it is to be located or erected, with the following exceptions:

- a) A private communications facility is not subject to the height requirements for accessory structures;
- b) A private communications facility may be located in any rear or side yard in any zone. It may also be located in any front yard in the AG1, AG2, AG3 and RR zones; and
- c) A private communications facility shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from grade to the uppermost point of its extension.

4.14 ANIMAL KEEPING

The following requirements must be met for all cases where livestock or other animals (excluding pets) are sheltered, bred, raised, or sold and where the amount of animals kept on one site do not meet or exceed 10 animal units (AU), cumulative across species:

- a) A maximum of one animal unit (cumulative across species) is permitted for every 8,094 square metres (2 acres) of site area;
- b) The keeping of livestock must adhere to all other local, provincial and federal health and agriculture regulations in addition to the standards in this By-law;
- c) Any ground-level structure intended for the keeping of animals must maintain a minimum setback of 4.5 metres (15 feet) from any site line; and
- d) Animal feed must be properly stored in enclosed vessels, areas or enclosures intended for the keeping of animals and must be properly cleaned and maintained to prevent odours from spreading onto abutting properties.

4.15 BED AND BREAKFASTS

A bed and breakfast shall only be permitted subject to the following requirements:

- a) The operator must reside within the principal residence to which the Bed and Breakfast is an accessory use;
- b) No more than eight patrons shall be accommodated within one dwelling;
- c) No more than five bedrooms shall be used for the bed and breakfast operation;
- d) One additional on-site parking spot shall be provided for each bedroom that is used for the bed and breakfast operation; and
- e) Signs shall follow the regulations for home-based businesses in the zone in which the bed and breakfast is located.

4.16 SECONDARY SUITES

Secondary suites shall only be permitted subject to the following regulations:

- a) Not more than one secondary suite shall be permitted on a single zoning site;
- b) A minimum of one off-street parking space must be provided for a secondary suite, in addition to the parking required for the principal building.
- c) The maximum floor area of the secondary suite shall not exceed 80 square metres (860 square feet) or 40 percent of the total habitable floor space of the principal building (whichever is the lesser).
- d) Detached secondary suites must follow the setback standards for accessory buildings and structures provided in the Bulk Tables.

4.17 STANDARDS FOR WIND ENERGY GENERATING SYSTEMS

A commercial Wind Energy Generating System tower must meet the following standards:

- a) It is set back no less than 1.0 times the total turbine height from the property line and any public road or railway right of way. This setback distance can be reduced to .5 times the total turbine height where the property line(s) nearest to any given turbine define and separate properties belonging to the same landowner with a lease of the same type and duration;
- b) It is set back no less than 30 metres (100 feet) from a water body or waterway;
- c) The minimum separation distance between a commercial wind energy generating system tower and the nearest habitable building shall be 402 metres (1320 feet);
- d) The minimum separation distance between a commercial wind energy generating system tower and the LUD of Emerson or the nearest GD or RR or SRR Zone shall be 805 metres (2640 feet);
- e) It contains no commercial advertising other than the manufacturer's or owner's name or logo;
- f) It contains no artificial lighting other than the lighting that is required by federal and provincial regulation; and
- g) As part of their development permit application, proponents for Wind Energy Generating Systems must submit a detailed site plan showing the location of all wind generating devices, associated accessory buildings or structures, electrical lines (above or below ground) on-site roads and driveways providing access to the public road system.

4.18 SEPARATION DISTANCES FOR QUARRIES

Mutual separation distances between any new residential dwellings, including cottage dwellings and mobile homes or any land to be zoned for rural residential purposes and any quarry operation shall maintain a minimum separation distance of 152 metres (500 feet), except where

the Province recommends a lesser separation distance due to the existing physical factors or a required buffer. Owners/operators or caretakers that have a residence located on the same site as the aggregate operation, that is otherwise in accordance with the Zoning By-law, are excluded from this requirement. The mutual separation distance is deemed to be a yard requirement consistent with the provisions contained in *the Act*.

4.19 SEPARATION DISTANCES FOR SEWAGE TREATMENT SITES

A mutual separation distance of 402 metres (1,320 feet) shall be maintained between a habitable dwelling and a sewage treatment site or lagoon.

4.20 SEPARATION DISTANCES FOR SOLID WASTE DISPOSAL SITES

A mutual separation distance of 457 metres (1,500 feet) shall be maintained between a habitable dwelling and a solid waste disposal site. This mutual separation distance may be reduced only if it can be conclusively demonstrated by an engineering study, to the satisfaction of Council that methane gas generation will not create a problem in the habitable dwelling.

4.21 SEPARATION DISTANCES FOR ANHYDROUS AMMONIA SALES AND STORAGE

Anhydrous Ammonia Sales and Storage facilities shall be located at a minimum distance of:

- a) 1500 metres (5,000 feet) from the lot line of any evacuation-sensitive facilities such as schools, hospitals, senior citizens' homes, and other institutional facilities;
- b) 1500 metres (5,000 feet) away from the LUD of Emerson or any GD, RR, or SRR zone;
- c) 500 metres (1,640 feet) from any dwelling;
- d) 50 metres (160 feet) away from any creek, stream, or environmentally sensitive area; and
- e) 100 metres (330 feet) from the edge of the right-of-way of a provincial road or highway.