



Hanwell By-Law 11-2016
The rural community of Hanwell Rural Plan





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Schedule A:

Part A: Background

1. Introduction

A Rural Plan for Hanwell was first adopted in 2010. At that time, the area was unincorporated. With the area becoming a Rural Community, this provided an opportune time to review the Rural Plan. The intent of the review process was to make needed changes to reflect the new status of the rural community of Hanwell, and to engage with the community to see if there is anything to be added or revised in the Rural Plan, to reflect the direction of the rural community of Hanwell.

This plan has been prepared by staff of the Regional Service Commission 11 Planning and Development Division and is the product of consultations with members of Council, the Planning Advisory Committee, and members of the general public, who attended Open Houses or volunteered to sit on the Working Group. This plan is intended to replace and repeal the existing Rural Plan for Hanwell.

1.1 Adoption of Plan

The rural community of Hanwell Rural Plan – Community Planning Act contained in this By-Law is hereby adopted for the rural community of Hanwell, under section 77.2 of the Community Planning Act.

1.2 Title

This By-Law may be cited as the Hanwell Rural Plan.

1.3 Area of Coverage

The territorial limits of Hanwell as shown on Schedule “A” of Regulation 2014-30 and which is also shown on the map contained in Schedule “A” of this By-Law, rural community of Hanwell Rural Plan Zoning Map, is designated as the area to which this By-Law applies, and more particularly described as follows:

Bounded northwesterly by the Local Service District of Kingsclear; southwesterly by the parish of Manners Sutton; southeasterly by the parish of New Maryland, and northeasterly and northerly by The City of Fredericton.

1.4 Repeal and Replacement

This By-Law repeals and replaces Ministerial Regulation 10-HAN-022-00 adopted under subsection 77(2.1) of the Community Planning Act and designated in Section 12 of Regulation 2014-30 as the rural plan of Hanwell

1.5 Past Amendments

Notwithstanding paragraph 1.4, the terms and conditions contained in agreements attached to the following amending Regulations and by-laws remain in effect:

- 11- HAN-022-01
- 12-HAN-022-02
- 12-HAN-022-03
- 13-HAN-022-04
- 13-HAN-022-05
- By-law No. 04-2014

Part B: Objectives, Policies and Proposals

2.0 Objectives of the Rural Plan

The objectives of the rural community of Hanwell Rural Plan reflect the community's aspirations for the future development of the area. The objectives provide a reference for those who administer and enforce the rural plan to use when making land use decisions. The objectives of the Rural Plan are as follows:

To provide a local voice and direction in the future development of the rural community of Hanwell;

To regulate land-use and strategically implement the vision for the future of the rural community of Hanwell as an attractive place for current and future residents to live, work and play;

To implement new tools and powers enabled by incorporation to provide more public spaces and resources and improve the aesthetic appeal of the community;

To minimize the impact of development on the natural environment;

To direct the development of community infrastructure, services, and facilities to meet the current and future needs of the population;

To promote orderly development that fosters the local economy while ensuring a healthy balance of land uses and safe and efficient transportation; and

To foster a sense of community, wellness, rural character, and good quality of life, and develop more public opportunities for active living.

2.1 Residential

Policies

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.

It is a policy to require land dedications for public purposes or cash in lieu of land, in the subdivision process.

It is a policy to provide greater flexibility in housing choice to appeal to changing housing needs of the population.

It is a policy to allow backyard chickens in residential zones, with appropriate controls.

It is a policy to facilitate innovative sustainable development practices, such as, but not limited to, conservation design, through the use of development schemes.

Proposals

It is proposed that new large scale residential subdivisions shall be brought forward through an amendment process to provide for community input.

It is proposed that consideration be given to the impacts on existing neighbourhoods when new large scale residential developments are proposed.

It is proposed that accessory dwelling units be permitted in residential zones, subject to appropriate conditions.

It is proposed that subdivision projects which are proposed under a development scheme may define requirements, such as but not limited to, streets, trails, lot size, setbacks, which may differ from the requirements of the zoning provisions of this document. The zoning provisions of this document shall apply to all developments not approved under a development scheme.

2.2 Commercial and Industrial

Policies

It is a policy to identify lands conducive for future commercial or industrial development and plan ahead for possible expansion of current commercial and industrial areas.

It is a policy to discourage further encroachment of commercial and industrial areas towards residential subdivisions and sensitive environmental areas such as Tower Lake.

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.

Proposals

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.

It is proposed that lands be identified for future expansion of the commercial and industrial areas. This would concentrate the activities in areas with access to transportation routes and away from residential areas.

It is proposed that a signage by-law be prepared.

2.3 Institutional

Policy

It is a policy to encourage the provision of institutional land uses that serve the current and future needs of the local area, such as, but not limited to, community meeting places, recreation facilities, health and dental clinics, schools and other educational facilities, and special care homes.

2.4 Recreational Facilities and Public Open Spaces

Policy

It is a policy to encourage public recreational uses to provide for the interaction of residents, promote health and wellness, and foster a strong sense of community.

It is a policy to consider the impact on established and potential future recreational areas and facilities when evaluating adjacent developments.

It is a policy to develop a Recreation and Leisure Master plan to look at access to recreational areas and opportunities for active transportation, and to support and promote the goals and objectives contained therein.

Proposal

It is proposed that a lighting by-law be developed that seeks to: lessen the impacts of lighting from developments, ensure all lighting is installed in a manner that reduces undesired impacts, and include specific provisions for areas designated for the enjoyment of the night sky.

2.5 Resource Use

Policy

It is a policy to recognize the dynamic nature of modern farming and to promote the long-term viability of agricultural operations and local food production, while minimizing conflict, and the potential for conflict, between agricultural and nonagricultural land uses.

It is a policy to protect the integrity of the natural environment, foster recreational opportunities, and 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.

Proposals

It is proposed that when a request for re-zoning to permit resource extraction has been received, terms and conditions be set under section 39 of the Community Planning Act in regards to the following:

- projected extraction plan and its impact on the water table;
 - protection measures in order to protect people, adjacent properties, and existing private and public infrastructures;
- and
- rehabilitation.

It is proposed that measures be established to minimize potential conflicts between aggregate activities and surrounding land uses so as to best protect and conserve the environment.

It is proposed that the rehabilitation of extraction sites be encouraged.

2.6 Protection of Water Supplies

Policy

It is a policy to consider potential impacts to groundwater quantity when considering new development.

It is a policy to discourage types of development that pose a significant risk to groundwater resources.

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.

Proposal

It is proposed that the water supply assessment guidelines, as adopted by Regional Service Commission 11, shall be applied throughout the rural community of Hanwell.

2.7 Heritage Buildings and Sites of Historical or Archaeological Interest

Policy

It is a policy to encourage the preservation, rehabilitation, and maintenance of historic buildings, areas of archaeological interest, structures, and monuments.

2.8 Conservation of Physical Environment

Policy

It is a policy to encourage development that minimizes impacts to the quality of air, land, and water resources for the benefit of future generations.

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 encourage consideration of stormwater management that respects the natural contours and drainage patterns of the land in new developments, or when alterations are being made that can impact drainage patterns.

Proposal

It is proposed to encourage operators of private septic and communal wastewater systems ensure that systems function properly and undertake regular performance monitoring to ensure that the discharge does not pose a risk of contamination.

2.9 Yoho Watershed

Policy

It is a policy to give consideration to the potential impacts to Yoho Lake when amendments are proposed in the Yoho Lake – “YL” Zone, with the focus to safeguard against threats to water quality and quantity.

It is a policy to encourage regular maintenance of private septic facilities and to encourage residents to ensure their systems are operating properly, and are upgraded where required, in order to protect the health of the lake, and the viability of Yoho Lake Community.

Proposal

It is proposed that applications to amend the rural plan for lands within the Yoho Lake – “YL” Zone will demonstrate how potential impacts to the water quality and quantity to Yoho Lake will be mitigated.

2.10 Transportation

Policy

It is a policy to require safe access for new development, and to work with Department of Transportation and Infrastructure to address areas of concern, and find solutions for traffic calming, where required.

It is a policy to encourage the provision of opportunities for active transportation, in conjunction with the Recreation and Leisure Master Plan.

Part C: Zoning Provisions

Section 1 - Zoning Map & Interpretation

1.1 The Zoning Map included in Schedule A and titled “rural community of Hanwell Rural Plan Zoning Map” is the zoning map designated for the rural community of Hanwell Rural Plan - Community Planning Act.

1.2 In this By-Law

“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 dwelling unit” means a dwelling unit with no more than two bedrooms which is secondary to the principal dwelling unit and contained in a loft, or in the basement of same building and not exceeding 75% of the floor area of the basement;

“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;

“adult entertainment” means any premises or part thereof in which is provided services of which a principal feature or characteristic is the nudity or partial nudity of any person;

“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

- (a) the cultivation of land,
- (b) the raising of livestock, to include not greater than 250 livestock other than poultry, and not greater than 2500 poultry,
- (c) the raising of furbearing animals,
- (d) the production of agricultural field crops,
- (e) the production of fruit and vegetables and other specialty horticultural crops,
- (f) the production of eggs and milk,
- (g) the operation of agricultural machinery and equipment, including irrigation pumps,
- (h) the application of fertilizers, conditioners, insecticides, pesticides, fungicides, and herbicides for agricultural purposes,
- (i) the operation of pick-your-own farms, roadside stands, farm produce stands, and farm tourist operations as part of a farm operation,
- (j) the raising of bees, and
- (k) the preparation of a farm product distributed from the farm gate, including cleaning, grading, and packaging;

but does not include the production of marijuana;

“alter” means to make any change, structurally or otherwise, in a building or structure which is not for purposes of maintenance only;

“apartment building” means the whole of a residential building not otherwise defined herein, which contains five or more dwelling units served by a common entrance or independent entrance directly from the outside in which the occupants

“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;

“auction centre” means any premises used for 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 for sale, rent, or lease and accessory uses which may include facilities for the repair and maintenance of such vehicles;

“backyard chickens” means a secondary use of a residential property to house up to 10 hens;

“beverage room” means a beverage room licensed under the Liquor Control Act of New Brunswick, but does not include adult entertainment;

“building” means any structure used or intended for supporting or sheltering any use or occupancy;

“business office” means 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 apart for the burial of human remains;

“church or other Religious Building” means a building commonly used for 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 is conducted entirely within the dwelling unit, but does not include a community day care home or a special care home;

“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, but does not include a community day care home or a special care home;

“collector highway” means a highway so classified under the Highway Act;

“commercial recreation establishment” means a recreation establishment operated as a business and open to the public for a fee;

“Commission” means the Regional Service Commission having jurisdiction and includes the Planning Review and Adjustment Committee;

“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 Family Services Act;

“community day care home” means a community day care home or family day care home as defined by and operated in accordance with the Family Services Act;

“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 video rental and catalogue sales outlets, but does not include a gasoline bar;

“Council” means the Council of the rural community of Hanwell;

“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 Family Services Act;

“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 midpoints of the front and rear lot lines;

“Director” means the Provincial Planning Director appointed under section 4 of the Community Planning Act;

“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;

“erect” means to construct, build, assemble, or relocate 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;

“fitness centre” means a private club, in which facilities are provided for recreational athletic activities including, but not limited to, a bodybuilding facility and shall include facilities such as a sauna or a solarium;

“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;

“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, the production of Christmas trees and specialty forest products, such as maple syrup, fiddleheads, wreaths, bark mulch, and fine furniture wood, but does not include a sawmill, as defined by this By-Law;

“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 on a temporary basis, and where the house on the same property is occupied by children, grandchildren, family members, or relatives of the occupant of the portable dwelling;

“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;

“golf course” means a public or private area operated for the purpose of playing golf and includes a clubhouse and recreational facilities, accessory driving ranges, and similar uses;

“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;

“hobby farm” means a small agricultural activity 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 landowner;

“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;

“household pets” means any animal normally and customarily kept by domestic households for pleasure and companionship, excluding livestock;

“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;

“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;

“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;

“large scale residential subdivision” means a subdivision that would create 25 or more lots, including the remnant, or would create a cumulative total of 25 or more lots from an original lot, as defined in Regulation 80-159, in existence as of the adoption of this rural plan;

“livestock” means cattle, horses, mules, donkeys, swine (not including pot belly pigs), sheep, goats, ostriches, emus, foxes, mink, or poultry;

“lot” means a parcel of land, or two or more adjoining parcels of lands, not including lands lying opposite to each other on 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, or lot is designed, arranged, or intended, or for which may be used, occupied, or maintained under this By-Law;

“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 or dental clinic” means a building or structure used for the provision of medical or dental services which, without limiting the generality of the foregoing, may include chiropractic, optometry, and orthopedic services, but does not include veterinary services;

“mini home” means a dwelling unit that is designed to be used with or without a permanent foundation as a dwelling, 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 flatbed 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

“Minister” means the Minister of Environment;

“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;

“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;

“multiple family dwelling” means a dwelling containing four dwelling units;

“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;

“occupancy” means the use or intended use of a building or part thereof for the shelter or support of persons, animals, or property;

“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;

“outdoor recreational use” means a recreational use conducted outdoors and, without limiting the generality of the foregoing, may include: trails used for hiking, snowmobiling or the use of all terrain vehicles, cross-country skiing, bicycling, or horseback riding; sleigh rides; nature interpretation activities; canoeing; and hunting and fishing, in accordance with all 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 upholstery shops, and professional photographers’ studios;

“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 upholstery 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;

“residential dwelling” means a single family dwelling, two family dwelling, multiple family dwelling, mini home or mobile home;

“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;

“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;

“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;

“salvage yard” means a building, warehouse, yard or other premises in which salvage is stored or kept pending resale or delivery to another person;

“school” means a public or separate school, university, college or private school authorized by the authority having jurisdiction;

“secondary use” means a use other than a main or accessory use;

“self-service storage facility” means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods;

“service or repair shop” means a building or part of a building used for the servicing or repairing of articles, goods, or materials but shall not include industrial manufacturing or auto repair;

“service station” means a building or structure where gasoline, oil, grease, antifreeze, 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;

“shooting range” means a range for shooting firearms which complies with all federal and provincial legislation and guidelines;

“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;

“single family dwelling” means a dwelling containing only one dwelling unit but does not include a mini home, or a mobile home;

“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;

“stable” means a building or enclosure within which animals, other than household pets, are kept for utilitarian purposes;

“street line” means the common line between a street and a lot;

“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;

“swimming pool” means a tank or other structure, artificially created, at least in part, having a depth greater than 1 metre, located outdoors, and intended to contain water for the purpose of swimming or diving;

“three family dwelling” means a dwelling containing three dwelling units;

“townhouse dwelling” means a building divided vertically by a common wall extending from the foundation to the roof into two or more attached dwelling units, each having a separate entrance from an outside yard area;

“transportation terminal” means the use of land, buildings, or structures for the purposes of storing, servicing, repairing, or loading trucks, transport trailers, or buses;

“two family dwelling” means a dwelling containing two dwelling units;

“use” means the purpose for which land or a building or structure, or a combination thereof, is designed, arranged, erected, intended, occupied, or maintained;

“veterinary services” means the provision of services by veterinarians for the purpose of consultation, diagnosis, and treatment of animals and the necessary boarding thereof, and may also include the retailing of pet supplies;

“warehouse” means any use concerned with storage, distribution, or transportation of goods and services or related activities;

“watercourse” means a waterbody recognized under the Clean Water Act 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;

“width” means, in relation to a lot

- (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 setback intersects a line from the midpoint of and perpendicular to the line to which it is parallel.

Section 2 - Purpose, Administration, Classification & Conformity

Purpose

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).

Powers of the Commission

2.2(1) No building or structure may be erected on any site where it would otherwise be permitted under this By-Law 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.

2.2(2) The Commission may, subject to such terms and conditions as it considers fit,

- (a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this By-Law; and
- (b) require the termination or removal of a development authorized under subparagraph (a) at the end of the authorized period.

2.2(3) In all zones created by this By-Law, the use of land for the purposes of the supply of

- (a) electric power,
- (b) natural gas,
- (c) water supply and storage,
- (d) sanitary sewage disposal and treatment of sewage generated within the planning area,
- (e) drainage, including storm sewers,
- (f) streets, and
- (g) all other public or private utilities,

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.

Amendments

2.3(1) A person who seeks to have this By-Law amended shall

- (a) address a written and signed application to the Regional Service Commission and
- (b) pay a fee of \$1500.00 payable to the Regional Service Commission.

2.3(2) On the advice of the Council, the Commission may return to the applicant all or any part of a fee mentioned in subparagraph (1) (b).

2.3(3) An application shall include such information as may be required by Council.

2.3(4) Unless, upon investigation, Council is of the opinion there is valid new evidence or change in conditions, where an application under this section has been previously refused by Council, no further application may be considered 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.

Classification

2.4(1) For the purposes of the By-Law the area is divided into zones as delineated on the plan attached as Schedule "A", entitled "rural community of Hanwell Zoning Map" and dated February 2016.

2.4(2) The zones mentioned in subsection 2.4(1) are classified and referred to as follows:

- (a) Residential – "R" Zone;
- (b) Rural Residential – "RR" Zone;
- (c) Mini Home Park – "MP" Zone;
- (d) Rural – "RU" Zone;
- (e) Industrial – "I" Zone;
- (f) Commercial and Light Industrial – "CLI" Zone;
- (g) Commercial Light Industrial 2 – "CLI-2" Zone;
- (h) Commercial Recreational – "CR" Zone;
- (i) Commercial Recreational and Residential Mixed – "CRRM" Zone;
- (j) Resource and Conservation – "R&C" Zone;
- (k) Yoho Lake – "YL" Zone;
- (l) Gravel Pit – "GP" Zone;
- (m) Commercial Kennel – "CK" Zone; and
- (n) Mixed Use -- "MU" Zone.

Conformity

2.5 In any zone, all land shall be used, and all buildings and structures, or parts of the buildings or structures, shall be placed, erected, altered, or used, only in conformity with the requirements of, except as otherwise provided, the part of this By-Law pertaining to such zone.

Section 3 - General Provisions

Garden Suites

3.1 Where permitted, a garden suite may be located on a lot containing a single family dwelling subject to terms and conditions and provided:

- (a) that the lot has an area of at least 4000 square metres;
- (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, or other agency having jurisdiction;
- (e) in combination with the principal dwelling, lot coverage does not exceed thirty-five percent;
- (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
- (g) the garden suite shall be reasonably consistent with the character and aesthetics of the neighbourhood in which it is located.

Location of Building and Structures on a Lot

3.2(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.

3.2(2) Notwithstanding paragraph 3.2(1)(a), no building or structure may be placed, erected, or altered unless any part of it has an average set-back distance of the equivalent distances to the boundary of a street or highway of any buildings or structures located within 30 metres on either side of the building or structure to be placed, erected, or altered.

Parking Standards

3.3 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;

Loading Standards

3.4 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.

Home-Based Business

3.5(1) Where permitted, a class 1 home-based business may be conducted in a residential dwelling subject to the following conditions:

- (a) the home-based business shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling or premises or any visible evidence of conduct of a home-based business, except for a sign permitted under the future Signage By-Law;
- (b) no more than 30% of the floor area of the dwelling unit may be used for the home-based business;
- (c) with the exception of vehicles designed and used primarily for travel on public highways, there shall be no outdoor storage of goods, equipment, or materials associated with the home-based business;
- (d) the premises shall not be used for auto repair, painting or washing, machinery repair or rental, welding or any other industrial use, a convenience store, restaurant, tanning centre, laundry services, sharpening services, or any rental or retail operation, except where retail is accessory to the production of goods or crafts produced on the premises or the provision of a service; and
- (e) the home occupation shall not produce any smoke, fumes, obnoxious odours, noise, vibration, heat, humidity, glare, or electronic interference so as to be easily observed beyond the limits of the property in which the home-based business is conducted.

3.5(2) Where permitted, a class 2 home-based business may be conducted subject to the following conditions:

- (a) the home-based business shall not consist of a salvage yard or used car lot and there shall be only incidental and minimal use or storage of toxic or flammable materials; and
- (b) the home-based business shall not consist of a convenience store, restaurant, or retail operation except where retail is accessory.

Lot Occupancy

3.6 No single family or two family dwelling may occupy more than 35% of the area of the lot on which they are located.

Topsoil Removal

3.7 No person shall strip, excavate, or otherwise remove topsoil for sale, other commercial use, or personal use from a lot or other parcel of land, except where permitted or where, in connection with the construction of a building or structure, there is an excess of topsoil other than that required for grading and landscaping.

Standards for Gravel Pits and Quarries

3.8(1) The final perimeter of all excavation sites for gravel pits shall not be located within

- (a) 30 metres of a road, street, highway, easement, or right-of-way;
- (b) 100 metres from the foundation of any building;
- (c) 100 metres of a private water supply well;
- (d) 50 metres of the ordinary high water mark or bank or a watercourse;
- (e) 50 metres of a residential property boundary; and
- (f) 15 metres of a lot line of an abutting non-residential property.

3.8(2) The final perimeter of all excavation sites for quarries shall not be located within

- (a) 30 metres of a road, street, highway, easement, or right-of-way;
- (b) 200 metres from the foundation of any building;
- (c) 600 metres of a private water supply well;
- (d) 75 metres of the ordinary high water mark or bank or a watercourse;
- (e) 100 metres of an adjacent residential property boundary; and
- (f) 50 metres of an adjacent non-residential property boundary.

- 3.8(3) All pit and quarry operations shall have adequate signage posted around the perimeter, and visible from any access, warning people of any dangerous situation associated with the operation, such as, but not limited to, blasting, steep slopes, or open holes.
- 3.8(4) All pit and quarry operations shall have gates at all accesses which shall be closed and locked when the site is not in use.
- 3.8(5) A landscaped buffer of at least 10 metres shall be maintained between the final perimeter of any pit or quarry and any public street or adjacent property.
- 3.8(6) The excavation site
- (a) shall not damage any adjacent property; and
 - (b) shall not serve as a storage place or dump for toxic materials, scrap iron, domestic wastes, construction residues or any other material likely to be harmful to the environment.

Dwellings per Lot

- 3.9 No more than one building, containing one or more dwelling units, shall be erected on any lot except for the following:
- (a) a lot within a "CR" Zone;
 - (b) a mobile or mini home park;
 - (c) a lot containing a garden suite, as per the requirements of section 3.1; and
 - (d) a lot wherein dwellings are so located that they would be in conformity with the provisions of this By-Law if the lot was divided into separate lots, each abutting a publicly-owned street and containing one dwelling.

Lot Sizes - Lot Requirements

- 3.10(1) No building or structure may be built, located or relocated, altered or replaced on a lot unless the lot meets the requirements of this section.
- 3.10(2) Where a lot is serviced by both a water system for public use and a sewer system for public use, the lot shall have and contain:
- (a) for a single family dwelling or a building or structure not used for residential purposes,
 - (i) a width of at least 18 metres,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 545 square metres;
 - (b) for a two family dwelling,
 - (i) a width of at least 23 metres,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 818 square metres;
 - (c) for a three family dwelling,
 - (i) a width of at least 27 metres,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 1,090 square metres; and
 - (d) for a multiple family dwelling,
 - (i) a width of at least 36 metres, plus 1.5 metres for each dwelling unit in excess of six,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 1,272 square metres, plus 68 square metres for each dwelling unit in excess of four.

3.10(3) Where a lot is serviced by a sewer system for public use, and not by a water system for public use, the lot shall have and contain:

- (a) for a single detached dwelling or a building or structure not used for residential purposes,
 - (i) a width of at least 23 metres,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 672 square metres;
- (b) for a two family dwelling,
 - (i) a width of at least 27 metres,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 1,022 square metres;
- (c) for a three family dwelling,
 - (ii) a depth of at least 30 metres, and
- (d) for a multiple family dwelling,
 - (i) a width of at least 36 metres, plus 1.5 metres for each dwelling unit in excess of four,
 - (ii) a depth of at least 30 metres, and
 - (iii) an area of at least 1,545 square metres, plus 102 square metres for each dwelling unit in excess of four.

3.10(4) Where a lot is not serviced by a sewer system for public use, the lot

- (a) shall have and contain:
 - (i) a width of at least 54 metres,
 - (ii) a depth of at least 38 metres, and
 - (iii) an area of at least 4,000 square metres; and
- (b) shall not be used as the location for a two family dwelling, a three family dwelling or a multiple family dwelling.

3.10(5) Notwithstanding subsection (4), where a lot is to be serviced by a private sewage disposal system and has been approved by the district medical health officer, the lot may be used as the location for

- (a) a two family dwelling, where the lot has and contains:
 - (i) a width of at least 59 metres abutting a public street, and
 - (ii) an area of at least 5,350 square metres;
- (b) a three family dwelling, where the lot has and contains:
 - (i) a width of at least 63 metres abutting a public street, and
 - (ii) an area of at least 6,700 square metres;
- (c) a multiple family dwelling, where the lot has and contains:
 - (i) a width of at least 68 metres abutting a public street, and
 - (ii) an area of at least 8,050 square metres; or
- (d) a group home or a special care home, where the lot abuts a public street.

3.10(6) Any lot existing prior to the adoption of this By-Law, not meeting the requirements of section 3.10 or a single family dwelling, may be used for a single family dwelling, if approved by the Department of Public Safety, on the installation of a septic tank or disposal field.

Backyard Chickens

3.11 An occupant of a lot shall be permitted the holding of a combination of up to ten hens provided the following provisions are met:

- (a) the lot has an area of at least 4,000 square metres (1 acre),
- (b) a roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be fully enclosed by wired fencing and impermeable to predators,
- (c) the enclosure shall be visually screened from a public street and neighbouring properties,
- (d) any manure or waste material shall be removed from the site, or composted, on a regular basis, and
- (e) the activity is registered with the Clerk.

Section 4 - Zones

Residential - "R" Zone

- 4.1(1) In an "R" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a single family dwelling,
 - (ii) a park or playground,
 - (iii) a special care home, and
 - (iv) a community hall;
 - (b) one or more of the following secondary uses:
 - (i) a community day care home,
 - (ii) a class one home-based business, subject to subsection 3.5(1),
 - (iii) a garden suite, subject to section 3.1 and applicable legislation,
 - (iv) an accessory dwelling unit, and
 - (v) backyard chickens; and
 - (c) any accessory building, structure, or use incidental to the main use of the land building or structure if such main use is permitted by this section, subject to 4.1(2).
- 4.1(2) No accessory building or structure may have an area greater than 112 square metres.

Rural Residential - "RR" Zone

- 4.2(1) In a "RR" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a single family dwelling,
 - (ii) a park or playground,
 - (iii) a special care home, and
 - (iv) a community hall;
 - (b) one or more of the following secondary uses:
 - (i) a community day care home,
 - (ii) a class one home-based business, subject to subsection 3.5(1),
 - (iii) a hobby farm,
 - (iv) an accessory dwelling unit,
 - (iv) a garden suite, subject to section 3.1, and
 - (v) backyard chickens; and
 - (c) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.
- 4.2(2) Notwithstanding section 3.10 no land, building, or structure shall be used for the keeping of livestock, with the exception of backyard chickens, unless it is located on a lot that has and contains:
- (a) a width of at least 59 metres, and
 - (b) an area of at least 1 hectare.

Mini Home Park - "MP" Zone

- 4.3 In a "MP" zone, any land, building, or structure may be used for the purpose of, and for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a mini home park,
 - (ii) a mini home,
 - (iii) a mobile home, and
 - (iv) a single family dwelling;
 - (b) the following secondary uses:
 - (i) a park, playground, or open space, and
 - (ii) a class 1 home-based business, subject to subsection 3.5(1); and
 - (c) any accessory buildings, structures, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

Rural - "RU" Zone

4.4(1) In a "RU" Zone, any land, building, or structure may be used for no other purpose than,

- a) one or more of the following main uses:
 - (i) a single family dwelling,
 - (ii) a two family dwelling,
 - (iii) three family dwelling,
 - (iv) a multiple family dwelling,
 - (v) a mini home,
 - (vi) a special care home,
 - (vii) a day care centre,
 - (viii) an outdoor recreational use, park, playground, or open space,
 - (ix) a stable,
 - (x) a church or other religious building,
 - (xi) veterinary services,
 - (xii) a community care facility,
 - (xiii) a contractor's yard, subject to terms and conditions as may be set by the Commission,
 - (xiv) a community hall,
 - (xv) a forestry use,
 - (xvi) a recreational facility,
 - (xvii) a medical or dental clinic,
 - (xviii) a convenience store, subject to terms and conditions as may be set by the Commission,
 - (xix) a hunting or recreation camp,
 - (xx) an agricultural operation, subject to terms and conditions as set by the Commission,
 - (xxi) a cemetery,
 - (xxii) a restaurant,
 - (xxiii) a legal services, architectural, or engineering office, and
 - (xxiv) a school;
- (b) one or more of the following secondary uses:
 - (i) a class 1 home-based business,
 - (ii) a class 2 home-based business,
 - (iii) a garden suite, subject to section 3.1,
 - (iv) a community day care home,
 - (v) a bed-and-breakfast or country inn, and
 - (vi) backyard chickens; and
- (c) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

4.4(2) In the Rural – "RU" Zone, new large scale residential subdivisions, as defined by this By-Law, shall only be permitted subject to an amendment to this rural plan.

4.4(3) Notwithstanding section 3.10, no land, building, or structure shall be used for the keeping of livestock, with the exception of backyard chickens, unless it is located on a lot that has and contains:

- (a) a width of at least 59 metres, and
- (b) an area of at least 1 hectare.

Industrial - "I" Zone

4.5 In an "I" Zone, any land, building, or structure may be used for no other purpose than,

- (a) one or more of the following main uses:
 - (i) a batching plant,
 - (ii) a bulk fuel depot,
 - (iii) a warehouse,
 - (iv) a salvage yard,
 - (v) a transportation terminal,
 - (vi) heavy equipment sales and service,
 - (vii) a manufacturing operation,
 - (viii) a boarding kennel, and
 - (ix) a main use permitted in the "CLI" Zone; and
- (b) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

Commercial and Light Industrial - "CLI" Zone

4.6 In a "CLI" Zone, any land, building, or structure may be used for no other purpose than,

- (a) one or more of the following main uses:
 - (i) an automotive sales or rental establishment,
 - (ii) an automobile repair shop,
 - (iii) a service or repair shop,
 - (iv) a self-service storage facility,
 - (v) a restaurant or beverage room,
 - (vi) a convenience store,
 - (vii) a retail store,
 - (viii) an auction centre,
 - (ix) a business office,
 - (x) a personal service establishment,
 - (xi) a service station,
 - (xii) heavy equipment sales and service,
 - (xiii) a medical or dental clinic,
 - (xiv) a transportation terminal, subject to terms and conditions
 - (xv) a warehouse, subject to terms and conditions, and
 - (xvi) a manufacturing operation subject to terms and conditions;
- (b) one or more of the following secondary uses:
 - (i) an attached or single family dwelling, and
 - (ii) a multiple family dwelling; and
- (c) any accessory building, structure, or use incidental to the main use of the land building, or structure if such main use is permitted by this section.

Commercial and Light Industrial 2 - "CLI 2" Zone

- 4.7 In a "CLI 2" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a portable asphalt plant, and
 - (ii) a main use permitted in the "CLI" Zone;
 - (b) one or more of the following secondary uses:
 - (i) an attached or single family dwelling, and
 - (ii) a multiple family dwelling; and
 - (c) any accessory building, structure, or use incidental to the main use of the land building, or structure if such main use is permitted by this section.

Commercial Recreational - "CR" Zone

- 4.8 In a "CR" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a fitness centre,
 - (ii) a golf course,
 - (iii) a shooting range, subject to terms and conditions that may be set by the Commission,
 - (iv) a hotel or motel, and
 - (v) a commercial recreation establishment; and
 - (b) any accessory building, structure, or use incidental to the main use of the land building or structure if such main use is permitted by this section.

Commercial, Recreational and Residential Mixed – "CRRM" Zone

- 4.9 In a "CRRM" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a fitness centre,
 - (ii) a golf course,
 - (iii) a hotel or motel,
 - (iv) a commercial recreation establishment,
 - (v) a restaurant ,
 - (vi) an apartment building, and
 - (vii) townhouse dwellings; and
 - (b) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

Resource and Conservation - "R&C" Zone

- 4.10 In a "R&C" Zone, any land, building, or structure may be used for the purposes of, and for no other purposes than,
- (a) one or more of the following main uses:
 - (i) a conservation use,
 - (ii) a forestry use,
 - (iii) an agricultural operation,
 - (iv) a hunting or recreation camp,
 - (v) a campground,
 - (vi) an outdoor recreational facility, park, or playground,
 - (vii) a community hall,
 - (viii) a gravel pit, and
 - (ix) a quarry; and
 - (b) any accessory building, structure, or use incidental to the main use of the land building or structure if such main use is permitted by this section.

Yoho Lake - "YL" Zone

- 4.11(1) In a "YL" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a single family dwelling,
 - (ii) a park,
 - (iii) a special care home,
 - (iv) a community hall,
 - (v) a hunting or recreation camp,
 - (vi) a forestry use, and
 - (vii) a convenience store, subject to terms and conditions as may be set by the Commission;
 - (b) one or more of the following secondary uses:
 - (i) a community day care home,
 - (ii) a class 1 home-based business, subject to subsection 3.5(1),
 - (iii) a class 2 home-based business, subject to subsection 3.5(2), provided the lot is at least one acre in area and may be subject to additional terms and conditions as set by the Commission, and
 - (iv) a garden suite, subject to section 3.1 and applicable legislation; and
 - (c) any accessory building, structure, or use incidental to the main use of the land building or structure if such main use is permitted by this section.

Gravel Pit - "GP" Zone

- 4.12 In a "GP" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a gravel pit, subject to section 3.8, and
 - (ii) any main or secondary use permitted in a Rural – "RU" Zone, subject to applicable provisions contained therein; and
 - (b) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

Commercial Kennel - "CK Zone"

- 4.13 In a "CK" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a kennel, and
 - (ii) any main or secondary use permitted in a Rural – "RU" Zone, subject to applicable provisions contained therein; and
 - (b) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

Mixed Use - "MU" Zone

- 4.14 In a "MU" Zone, any land, building, or structure may be used for no other purpose than,
- (a) one or more of the following main uses:
 - (i) a self-service storage facility, and
 - (ii) any main or secondary use permitted in a Rural – "RU" Zone, subject to applicable provisions contained therein; and
 - (b) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

CERTIFICATION:

This is to certify that By-Law 11-2016, "The rural community of Hanwell Rural Plan" has been enacted by the Council of the rural community of Hanwell; and that said By-Law was:

Read for the first time by title on February 10, 2016,

Read for the second time by title on February 10, 2016,

Read for the third time by section title, and by title on March 9, 2016,

And that said readings have been carried out in accordance with the provisions of Section 12 of the Municipalities Act R.S.N.B 1973 C.M. 22, and the amendments thereto

Susan Cassidy,
Mayor

Melanie Frost,
Clerk