

## **PART V**

### **Enforcement & Administration**

#### **14. Orders of Compliance**

- (1) Where the Development Officer finds a development or use of land or buildings is not in accordance with:
- (a) Part 17 of the Act or the regulations under that part of the Act;  
or
  - (b) a Development Permit or Subdivision Approval; or
  - (c) this Land Use Bylaw; or
  - (d) an order, decision, or permit of the Subdivision and Development Appeal Board or Municipal Government Board;

the Development Officer may, by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:

- (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
  - (b) demolish, remove or replace the development; or
  - (c) take such other measures specified in the notice so that the development or use of the land or building is in accordance with Part 17 of the Municipal Government Act, the regulations under Part 17 of the Act, a development permit, subdivision approval or this Bylaw, as the case may be, within the time period set out in the notice.
- (2) A person who receives an order referred to in subsection (1) may appeal to the Subdivision and Development Appeal Board in accordance with Part IV of this Bylaw.

#### **15. Enforcement**

- (1) Where a person fails or refuses to comply with an order directed to them under Section 14(1), or an order of the Subdivision and Development Appeal Board under Section 687(3)(c) of the Act within the time specified, the Council or a person appointed by it may, in accordance with Section 545 and 646 of the Act, enter upon the land or building and take such action as is necessary to carry out the order.
- (2) Where the Council or a person appointed by it carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

- (3) A person who contravenes or fails to comply with a development permit or a condition attached thereto is guilty of an offense and is liable on summary conviction to a fine.

**16. Amendments to the Bylaw**

- (1) Any person may apply to have this Bylaw amended.
- (2) The Council may initiate amendments by its own motion.
- (3) All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:
  - (a) the fee determined by the Council;
  - (b) a statement of the applicant's interest in the land;
  - (c) any drawings, plans or maps required by the Development Officer; and
  - (d) any documents as required by the Development Officer.
- (4) All amendments of this Bylaw shall be made Council by bylaw in conformity with the Act and the regulations.
- (5) Prior to second reading being given to any amending bylaw, it shall be referred to the Director/Senior Planner of Palliser Regional Municipal Services for comment and such comments are to be read at the public hearing.
- (6) If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel for a period of six (6) months from the date of refusal.

**17. Existing Land Use Bylaw**

- (1) Bylaw No. 365 and amendments thereto are hereby repealed.

## PART VI

### Land Use Districts

#### 18. Districts

- (1) For the purpose of this Bylaw, the municipality is divided into the following districts:

R-1	- Residential District
R-1A	- Residential District
MHR	- Manufactured Home Residential District
C-1	- General Commercial District
M-1	- Industrial District
P	- Community Service District
UR	- Urban Reserve District

#### 19. District Boundaries

- (1) The locations and boundaries of the land use districts are shown on the Land Use District Map, which forms Part VIII of this Bylaw
- (2) The locations of boundaries shown on the Land Use District Maps shall be governed by the following rules:

*Rule 1.* Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centerline thereof.

*Rule 2.* Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

*Rule 3.* In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

- (a) using any dimensions given on the map; or
- (b) where no dimensions are given, measurement using the scale shown on the map.

- (3) Where the exact location of the boundary of a land use district cannot be determined using the rules in subsection (2), the Council, on its own motion or on a written request, shall fix the location:
- (a) in a manner consistent with the provisions of this Bylaw; and
  - (b) with the appropriate degree of detail required.
- (4) The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- (5) The Council shall keep a list of its decisions fixing the locations of district boundaries.



**20. R-1 - Residential District**

**(1) Purpose**

The purpose and intent of this district is to provide for single-family residential development.

**(2) Permitted Uses**

- Single-family dwellings
- Accessory buildings and uses
- Permitted signs

**(3) Discretionary Uses**

- Two-family dwellings
- Semi-detached single-family dwellings
- Apartment buildings
- Manufactured homes, in accordance with Section 22(5)
- Attached housing
- Home occupations
- Churches
- Public parks
- Public and quasi-public buildings, facilities and installations
- Daytime child care services
- Bed and breakfast establishments

**(4) Minimum Requirements**

**(a) Site Area:**

- (i) 464.5 m<sup>2</sup> (5000 sq. ft.) for single-family dwellings and manufactured homes;
- (ii) 659.6 m<sup>2</sup> (7100 sq. ft.) for two-family dwellings;
- (iii) 185 m<sup>2</sup> (2000 sq. ft.) for attached housing interior units and 232.3 m<sup>2</sup> (2500 sq. ft.) for attached housing end units;
- (iv) 650 m<sup>2</sup> (7000 sq. ft.) for apartment buildings;
- (v) Lots served by a private water and / or sewer system at the discretion of the Municipal Planning Commission to ensure compliance with the Plumbing Code.
- (vi) With the approval of the Municipal Planning Commission, the site area may be less in the case of lots legally created prior to this Bylaw; and
- (vii) Other uses at the discretion of the Municipal Planning Commission.

**(b) Lot Width:**

- (i) 15.2 m (50 ft.) for single-family dwellings and manufactured homes;
- (ii) 18.3 m (60 ft.) for two-family dwellings;
- (iii) 6.1 m (20 ft.) for attached housing interior units and 7.6 m (25 ft.) for attached housing end units;
- (iv) 18.3 m (60 ft.) for apartment buildings;

- (v) Lots served by a private water and / or sewer system at the discretion of the Municipal Planning Commission to ensure compliance with the Plumbing Code.
  - (vi) Other uses at the discretion of the Municipal Planning Commission.
- (c) Front Yard:
- (i) 7.6 m (25 ft.) for single-family dwellings, manufactured homes, two-family dwellings; and attached housing;
  - (ii) Other uses at the discretion of the Municipal Planning Commission.
- (d) Side Yard:
- (i) 1.5 m (5 ft.) for single-family dwellings, manufactured homes, and two-family dwellings;
  - (ii) 3.2 m (10 ft.) for attached housing end units;
  - (iii) 3.2 m (10 ft.) abutting the flanking street on corner lots;
  - (iv) One 3.2 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of the buildings in the laneless subdivision;
  - (v) Accessory buildings shall be sited in accordance with Section 30 of this Bylaw; and
  - (vi) Other uses at the discretion of the Municipal Planning Commission.
- (e) Rear Yard:
- (i) 7.6 m (25 ft.) for single-family dwellings, manufactured homes, two-family dwellings, and attached housing;
  - (ii) Accessory buildings shall be sited in accordance with Section 30 of this Bylaw;
  - (iii) Other uses at the discretion of the Municipal Planning Commission.
- (f) Gross Floor Area:
- (i) 74.3 m<sup>2</sup> (800 sq. ft.) for single-family dwellings;
  - (ii) 55.7 m<sup>2</sup> (600 sq. ft.) for each unit in a two-family dwelling semi-detached single-family dwelling and attached housing;
  - (iii) 66.9 m<sup>2</sup> (720 sq. ft.) for manufactured homes;
  - (iv) Other uses at the discretion of the Municipal Planning Commission.

**(5) Maximum Limits**

- (a) Height
- (i) 13.7 m (45 ft.) for principal buildings
  - (ii) 6.1 m (20 ft.) for accessory buildings; and
  - (iii) Other uses at the discretion of the Municipal Planning Commission.
- (b) Site Coverage
- (i) 40% of the site area for a single-family dwelling, two-family dwelling, manufactured home, semi-detached single-family dwelling and attached housing;

- (ii) 15% of the site area for accessory buildings; and
- (iii) Other uses at the discretion of the Municipal Planning Commission.

**(6) Parking**

Parking shall be provided according to the following:

- |   |   |
|---|---|
| (a) Residential uses<br>(except apartments<br>and attached housing)       | - One (1) parking or<br>garage space per<br>dwelling unit;  |
| (b) Apartment buildings<br>Attached housing                               | - One (1) parking space per<br>dwelling unit plus one (1) guest<br>parking space per seven (7)<br>dwelling units; |
| (c) Churches  | - One (1) parking space<br>per 15 seats; and  |
| (d) Other uses at the discretion of the Municipal Planning<br>Commission. |   |

**(7) Screening**

- (a) Garbage and waste material must be stored in weather and animal proof containers. Garbage and waste material storage must be screened from public thoroughfares, excluding lanes.

**(8) Design, Character & Appearance of Building**

- (a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer / Municipal Planning Commission. The finish of the buildings should complement adjoining structures.



**21. R-1A – Residential District**

**(1) Purpose**

The purpose and intent of this district is to provide for single-family residential development.

**(2) Permitted Uses**

- Single-family dwellings
- Accessory buildings and uses
- Permitted signs

**(3) Discretionary Uses**

- Home occupations
- Public parks
- Public and quasi-public buildings, facilities and installations

**(4) Minimum Requirements**

As required by the R-1 – Residential District.

**(5) Maximum Limits**

As required by the R-1 – Residential District.

**(6) Parking**

- (a) Single-family dwellings
  - One (1) parking or garage space per dwelling unit.

**(7) Screening**

- (a) All sites shall be landscaped to the satisfaction of the Development Officer / Municipal Planning Commission.
- (b) Garbage and waste material must be stored in weather and animal proof containers. Garbage and waste material storage must be screened from public thoroughfares, excluding lanes.

**(8) Design, Character & Appearance of Building**

- (a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer / Municipal Planning Commission. The finish of the buildings should complement adjoining structures.

**22. MHR - Manufactured Home Residential District**

**(1) Purpose**

The purpose and intent of this district is to permit the placement of manufactured homes suitable for residential purposes, with access to all community services and facilities.

**(2) Permitted Uses**

- Manufactured homes
- Permitted signs
- Accessory buildings and uses
- Carports

**(3) Discretionary Uses**

- Single-family homes
- Home occupations
- Manufactured home parks
- Manufactured home park facilities:
  - Park office
  - Common laundry facility
  - Common social facility
  - Common outdoor storage facility
- Daytime child care services
- Bed & breakfast establishments

**(4) Minimum Requirements**

**(a) Area of Site:**

- (i) 450 m<sup>2</sup> (4844 sq. ft.) for manufactured homes;
- (ii) 0.4 ha (1 acre) for manufactured homes parks;
- (iii) With approval of the Municipal Planning Commission, the site area may be less in the case of lots legally created prior to this Bylaw;
- (iv) Lots served by a private water and / or sewer system at the discretion of the Municipal Planning Commission to ensure compliance with the Plumbing Code;
- (v) Other uses at the discretion of the Municipal Planning Commission.

**(b) Width of Site:**

- (i) 15.2 m (50 ft.) for manufactured homes;
- (ii) Lots served by a private water and / or sewer system at the discretion of the Municipal Planning Commission to ensure compliance with the Plumbing Code;
- (iii) Other uses at the discretion of the Municipal Planning Commission.

**(c) Front Yard:**

- (i) 7.5 m (25 ft.);
- (ii) 4.0 m (13.1 ft.) from the adjoining internal access road of a manufactured home park.



- (d) Side Yard:
  - (i) 1.5 m (5 ft.) for manufactured homes;
  - (ii) 3.0 m (9.8 ft.) abutting the flanking street on corner lots;
  - (iii) 3.0 m (9.8 ft.) separation between manufactured homes, including any porch or addition;
  - (iv) Accessory buildings shall be sited in accordance with Section 30 of this Bylaw;
  - (v) Other uses at the discretion of the Municipal Planning Commission.
- (e) Rear Yard:
  - (i) 7.6 m (25 ft.);
  - (ii) Accessory buildings shall be sited in accordance with Section 30 of this Bylaw.
- (f) Gross Floor Area:
  - (i) 55.7 m<sup>2</sup> (600 sq. ft.) for manufactured homes;
  - (ii) Other uses at the discretion of the Municipal Planning Commission.

#### **(5) Development Requirements**

- (a) Foundation:

A permanent foundation shall be provided on the stand of each manufactured home subdivision lot or manufactured home park lot capable of supporting the maximum anticipated load of the manufactured home at all seasons without settlement or other movement.

- (b) Skirting:

The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within 30 days of placement of the manufactured home.

- (c) Additions, Porches etc.:

All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of a quality equivalent thereto, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.

- (d) Utilities:

Each manufactured home shall be connected to and be serviced by electrical power, natural gas, telephone, and the village's sanitary sewer and water supply.

(e) Age:

All manufactured home units shall have Canadian Standards Association (CSA) Certificates. Manufactured Homes constructed more than eight (8) years before the date of application for a development permit shall not be allowed. The Municipal Planning Commission in the performance of its duties in discretionary approval of Development Permits may relax this condition where it is satisfied that the manufactured Home meets the standards of manufactured Homes constructed within the last (8) eight years.

**(6) Manufactured Home Park Requirements**

(a) Roadways

- (i) All roads in a manufactured home park shall be paved and constructed to the Municipality's specifications;
- (ii) Internal pedestrian walkways shall have a minimum width of 1 m (3.3 ft.) and be surfaced to the satisfaction of the Development Officer / Municipal Planning Commission.

(b) Parking

- (i) No on-street parking shall be permitted in manufactured home parks;
- (ii) A minimum of one (1) car parking stall shall be provided for each manufactured home;
- (iii) Visitor parking shall be one (1) off-street parking stall for every three (3) manufactured homes. Visitor parking shall be dispersed throughout the park and clearly identified.

(c) Appearance

- (i) A 6.1 m (20 ft.) buffer strip shall be provided around the boundary of the park. This buffer shall be landscaped and fenced;
- (ii) Each application shall be accompanied by a landscaping and site development plan;
- (iii) All utility lines shall be placed underground in a manufactured home park;
- (iv) A minimum of 5% of the gross site area of a manufactured home park shall be reserved for recreational use.

(d) Permitted Signs

- (i) One park identification sign at each entrance to the park. Maximum sign area is 3.0 m<sup>2</sup> (32 sq.ft.) and maximum height of sign is 1.8 m (6 ft.);
- (ii) Directional signs within the park.

(e) Storage

- (i) A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc., at a location and in a manner satisfactory to the Development Officer / Municipal Planning Commission.

(f) Future Subdivision

- (i) The Development Officer/Municipal Planning Commission should give consideration to the sizing of lots and internal streets in order that the future subdivision of the manufactured home park to provide titled lots is a viable option.

**(7) Screening**

- (a) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.



**23. C-1 - General Commercial District**

**(1) Purpose**

The purpose and intent of this district is to provide for commercial and retail development.

**(2) Permitted Uses**

- Permitted signs
- Professional, financial and administrative offices
- Post offices

**(3) Discretionary Uses**

- Banks
- Barber shops, beauty parlors
- Coin laundries and cleaners
- Dressmaker and tailor shops
- Photographer shops
- Convenience stores
- Libraries
- Public parks
- Restaurants
- Bakeries
- Accessory buildings and uses
- Billiard parlors
- Amusement arcades
- Theatres
- Parking lots
- Arts and crafts studios
- Motels and motor hotels
- Funeral homes
- Bowling alleys
- Retail stores and shopping centers
- Medical, dental and other health clinics
- Printshop
- Service stations
- Public and quasi-public buildings and facilities and installations
- Automobile sales
- Repair and service shops
- One or more dwelling units in a C-1 building
- Taverns
- Private clubs and lodges
- Daytime child care services
- Car washes
- Bottle depots

**(4) Minimum Requirements**

- (a) Lot Width:
  - (i) 9.1 m (30 ft.).
- (b) Front Yard:
  - (i) Based on the front yard provided by neighbouring buildings and is to be determined for each application by the Development Officer / Municipal Planning Commission.
- (c) Side Yard:
  - (i) 1.5 m (5 ft.) adjacent to residential districts;
  - (ii) No side yard is required where a fire-wall is provided but if a side yard is provided, it must be 1.2 m (4 ft.).
- (d) Rear Yard:
  - (i) 6.1 m (20 ft.) or as required by the Development Officer / Municipal Planning Commission.

**(5) Maximum Limits**

- (a) Site Coverage:
  - (i) 80%
- (b) Height:
  - (i) 13.7 m (45 ft.) unless otherwise approved by the Development Officer / Municipal Planning Commission.

**(6) Parking**

- (a) Parking should be provided according to the following:
  - (i) Professional, financial & administrative offices (including banks) - One (1) parking space per 74.3 m<sup>2</sup> (800 sq. ft.) of gross floor area in the building.
  - (ii) Retail shops, repair and service shops - One (1) parking space per 74.3 m<sup>2</sup> (800 sq. ft.) of gross floor area in the building.
  - (iii) Clinics - Two (2) parking spaces per 93 m<sup>2</sup> (1,000 sq. ft.) of gross floor area in the building.
  - (iv) Restaurants - One (1) parking space per eight (8) seats.

- (v) Hotels & Motels
  - One (1) parking space per guest suite.
- (vi) Funeral Homes
  - One (1) parking space per 3 seats.
- (vii) Libraries
  - One (1) parking space per 74.3 m<sup>2</sup> (800 sq. ft.) of gross floor area in the building.

(viii) Other uses at the discretion of the Development Officer / Municipal Planning Commission.

(b) Notwithstanding subsection 6(a) should the Municipal Planning Commission deem it advisable it may reduce or waive the parking space requirements for proposed development or redevelopment of a commercial site within the Central Business Land Use District:

- (i) where the configuration of the buildings to be developed and those adjacent buildings is such that the provision of required parking is not practical; or
- (ii) where the dimensions or site area is inadequate to reasonably accommodate the proposed development and required parking.

**(7) Landscaping and Screening**

- (a) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Officer / Municipal Planning Commission;
- (b) Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares; and
- (c) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.



**24. M-1 - Industrial District**

**(1) Purpose**

The purpose and intent of this district is to provide for a range of manufacturing, warehousing and other industrial land uses.

**(2) Permitted Uses**

- Accessory buildings and uses
- Permitted signs

**(3) Discretionary Uses**

- Warehousing, including retail and wholesale outlets
- The manufacturing, packaging or assembly of articles from previously prepared materials
- The manufacturing, assembly repair and maintenance of electrical and mechanical equipment
- Truck and freight terminals
- Bulk fuel depots and sales
- Equipment and machinery sales and rental establishments
- Automotive, truck and recreation vehicle service and repair establishments
- Electrical, plumbing, heating, building, and mechanical contractor establishments
- Recycling, storage, salvage, and wrecking yards
- Sand, gravel and building material storage
- Those industrial uses that are obnoxious by reason of the emission of odours, dust, smoke, gas, noise, or vibration, such as oil and gas refineries, meat packing, rendering plants, chemical industries, plastic plants, and stock yards.
- Veterinary clinics
- Bulk fertilizer distribution and storage
- Flour and feed mills
- Propane gas distribution

**(4) Minimum Requirements**

- (a) Area of Site:
  - (i) As required by the Development Officer / Municipal Planning Commission.
- (b) Width of Site:
  - (i) As required by the Development Officer / Municipal Planning Commission.
- (c) Front Yard:
  - (i) 6.1 m (20 ft.).
- (d) Side Yard:
  - (i) 1.5 m (5 ft.);
  - (ii) 3.2 m (10 ft.) where abutting a residential district;

- (iii) One 4.6 m (15 ft.) side yard to provide alternate access to the rear of buildings in a laneless subdivision.

(e) Rear Yard:

- (i) As required by the Development Officer / Municipal Planning Commission.

**(5) Maximum Limits**

(a) Site Coverage:

- (i) As required by the Development Officer / Municipal Planning Commission.

(b) Height:

- (i) As required by the Development Officer / Municipal Planning Commission.

**(6) Special Requirements**

- (a) The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government. If the Development Officer / Municipal Planning Commission believes a proposed use may conflict with those standards, he shall refer the application to the appropriate Provincial Department for clarification prior to issuing a Development Permit;
- (b) The Municipal Planning Commission may prescribe screening and landscaping for uses which involve storage of goods, machinery, vehicles, building materials, waste materials, and other items.

**(7) Landscaping and Screening**

- (a) The boulevard, where existing, and a minimum of 5% of the site area should be landscaped in accordance with the plan approved by the Municipal Planning Commission;
- (b) Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season;
- (c) Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission;
- (d) Outside storage areas of material and equipment should be screened from adjacent sites and public thoroughfares; and
- (e) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.

**(8) Parking**

Off-street parking shall be provided according to the following:

- (a) All uses
  - One (1) parking space per 93 m<sup>2</sup> (1,000 sq. ft.) of gross floor area plus one (1) loading space per 1,858 m<sup>2</sup> (20,000 sq. ft.) gross floor area.
- (b) Loading and unloading spaces shall be provided in accordance with Section 31 of this Bylaw.



**25. P - Community Service District**

**(1) Purpose**

The purpose and intent of this district is to provide recreational, educational and community uses.

**(2) Permitted Uses**

- Parks
- Playgrounds
- Public and quasi-public buildings, installations and facilities
- Accessory buildings & uses
- Permitted signs

**(3) Discretionary Uses**

- Swimming pools
- Schools
- Libraries
- Community halls
- Museums
- Sports fields
- Tennis courts
- Cemeteries
- Hockey arenas
- Curling rinks
- Golf courses
- Hospitals
- Clinics
- Campgrounds
- Exhibition grounds
- Fire halls
- Municipal buildings and facilities
- Churches

**(4) Development Requirements**

The Development Officer / Municipal Planning Commission shall evaluate each development permit for this district on its merit and establish suitable development requirements for each individual application.

**(5) Off-Street Parking and Loading**

Off-Street Parking shall be provided according to the following:

- (a) Recreational or amusement parks, - One (1) space per 10 seating  
public places of assembly including spaces.  
sports arenas and ball parks

- (b) Hospitals
  - One (1) parking space per 93 m<sup>2</sup> (1,000 sq.ft.) of gross floor area.
- (c) Libraries and Clinics
  - Four (4) parking spaces per 93 m<sup>2</sup> (1,000 sq.ft.) of gross floor area.
- (d) Schools
  - Elementary & Junior High
    - One (1) parking space per classroom.
  - Senior High
    - Four (4) parking spaces per classroom.

Loading and unloading spaces shall be provided in conformance with the requirements of Section 31

(6) **Screening & Landscaping**

- (a) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares including lanes.

**26. UR - Urban Reserve District**

**(1) Purpose**

The purpose and intent of this district is to reserve lands outside of the developed area of the Village which is intended for future development.

**(2) Permitted Uses**

- Single-family dwellings - on existing parcels only
- Parks
- Market gardens
- Horticultural nurseries
- Greenhouses
- Accessory buildings and uses
- Permitted signs

**(3) Discretionary Uses**

- Public and quasi-public buildings, installations and facilities
- Extensive agriculture
- Gravel, sand and building material excavation and storage

**(4) Development Requirements**

- (a) The Development Officer / Municipal Planning Commission shall evaluate each development permit for this district on its merit and establish suitable development requirements for each individual application.

**(5) Regulations**

- (a) The design, siting, site coverage, yards, height of buildings, external finish and landscaping generally of all buildings and structures shall be to the satisfaction of the Development Officer / Municipal Planning Commission who in determining a development permit application shall take into account:
  - (i) the general purpose of the district; and
  - (ii) the existing uses and prospective uses of land in the vicinity.
- (b) The Municipal Planning Commission may require an area structure plan before recommending approval of a subdivision.
- (c) The Development Officer / Municipal Planning Commission shall be satisfied prior to the granting of a development permit that the proposed use will not prejudice the orderly development of the area including the future establishment of residential, commercial, industrial, recreational, and service facilities on a neighborhood and community basis.