

SOME DEFINITIONS AND PERTINENT INFORMATION FROM THE RM OF GOOD LAKE ZONING BYLAW July 2009

Lot Line, Front - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

Lot Line, Rear - The line at the rear of the lot and opposite the front lot line.

Lot Line, Side - A lot line other than a front or rear lot line.

Yard - Any part of a lot unoccupied or unobstructed by any building.

Yard, Front - A yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

Yard, Rear - A yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building.

Yard, Required - The minimum yard or yards required by this Bylaw in a part of a lot within which, unless specifically allowed, no building or part of a building shall be located.

Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest main wall of a building.

4.1 ONE PRINCIPAL BUILDING OR USE PERMITTED ON A PARCEL

Not more than one principal building or use shall be permitted on any one parcel, except that:
a principal agricultural or industrial use, public use, mobile court use, private institution or grouped residence may be conducted in more than one principal building or structure on the same parcel.

4.2 REQUIRED YARDS

Where minimum required front, side or rear yards are required in any district, no building or part of a building shall be located in the required yard unless the required yard separation distance is provided for between the lot line and the adjacent wall of the building or part of a building located in the required yard.

4.3 PROJECTIONS IN YARDS

Where minimum required front or rear yards are required in any district, such minimum requirements shall not apply to prevent the construction or location of an open deck or open terrace (no roof or walls) having a maximum projection of 2 metres into the required front or rear yard. Where minimum required yards are required in any district, such requirements shall not apply to prevent the construction or location of a chimney of .5 metres or less into the required yard.

4.9 RELOCATING BUILDINGS INTO THE R.M.

- (1) All buildings that are to be re-located in or into The Rural Municipality of Good Lake No. 274 boundaries, whether from an original location within or outside of The Rural Municipality of Good Lake No. 274 boundaries, shall be of a size and nature consistent with the existing buildings situated in the immediate neighborhood the building(s) are to be re-located into.
- (2) Buildings that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be re-located within The Rural Municipality of Good Lake No. 274 boundaries. Approval by the Development Officer shall not be unreasonably withheld.
- (3) When making an application to move an existing building into or within the Rural Municipality, the applicant must provide at least 2 photographs of the outside of the building to be re-located.
- (4) For mobile homes proof of compliance with C.S.A. standard Z240 or CSA standard -A277 for modular homes.

3.1.1 Public Notice of a discretionary use application.

- (1) As per the Act, at least seven days before a discretionary use application is to be considered by council, public notice of the discretionary use shall be provided to the assessed owners of property within 75 meters of the boundary of the applicant's land where the discretionary use is being applied for.
- (2) The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the council meeting at which the application will be considered.

(Note: Discretionary uses include relocated buildings and mobile homes)

3.1.2 Application fees

An applicant for a development permit shall pay an application fee in accordance with the following:

- (a) Development Permit Application Fee - \$25.00
- (b) Development Permit Application Fee for a discretionary use - \$50.00
- (c) Development Appeal Fee - \$50.00

For a complete consolidated version of the RM of Good Lake zoning bylaw, contact the RM office or go to our website at www.GoodLakeRM.com .