

## **SUMMER VILLAGE OF ROSS HAVEN**

### **LAND USE AMENDMENT BYLAW # 203**

**Text amendment bylaw clarifying and specifying the side yard setback requirement for accessory buildings under Section 48 of the Summer Village of Ross Haven Land Use Bylaw No. 176-2003.**

**WHEREAS** the Summer Village of Ross Haven wishes to specify and clarify the side yard setback requirement for accessory buildings under Section 48 of the Summer Village of Ross Haven Land Use Bylaw No. 176-2003., and

**WHEREAS** Section 48 of the Summer Village of Ross Haven Land Use Bylaw No. 176-2003 is intended to specify yard setback requirements, including side yard. However, through an omission the side yard setback requirement for accessory buildings has been omitted, and

**WHEREAS** Section 63 of the Municipal Government Act, R.S.A. 2000, Ch. M-26 allows Council to make changes to bring out more clearly what is considered to be the meaning of a Bylaw or to improve the expression of the law;

#### **NOW THEREFORE :**

The Summer Village of Ross Haven Land Use Bylaw No. 176-2003 is hereby amended by making the following changes:

1. changing Section 48 (4) to read as follows:

#### Accessory Buildings

- (a) Minimum Rear Yard Setback:

Minimum of 1.0 m (3.0 ft) except in the case of garages as in Section 32(1)(i) in which case the setback shall be 6.1 m (20.0 ft).

- (b) Minimum Side Yard Setback

Minimum of 1.0 m. (3.0 ft).

- (c) Maximum Height:

- (i) The height of a boathouse shall not exceed 3.7 m (12.0 ft).

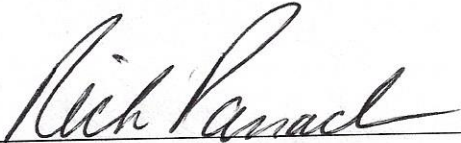
- (ii) The height of any garage, storage shed, guesthouse shall not exceed 5.5 m (18.0 ft).

- (d) A garage, storage shed or guesthouse may be built on a lot provided that:
- (i) all required yard setbacks are maintained; and
  - (ii) the total floor area of all buildings does not exceed 40% of the area of the lot.
- (e) The Development Officer may require that there be adequate clearance between all buildings.
- (f) Notwithstanding any other provisions in this Bylaw, the Development Officer shall ensure that accessory buildings and uses do not jeopardize the lake environmentally or aesthetically and in this respect may require that any accessory use or building meet more stringent requirements than those cited within this district.

**READ A FIRST TIME** this 9<sup>th</sup> day of May 2006.

**READ A SECOND TIME** this 9<sup>th</sup> day of May 2006.

**READ A THIRD AND FINAL TIME AND DULY PASSED** this 9<sup>th</sup> day of May 2006

  
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Mayor Rick Parrack

  
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Municipal Administrator Dennis Evans

