

## **SECTION 9 GENERAL REGULATIONS**

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### **9.1 ACCESSORY BUILDINGS AND USES**

- 9.1.1 For the purpose of calculating yard setbacks and site coverage requirements as provided for in this Bylaw, when an accessory building is attached to the principal building on a site by a roof, an open or enclosed structure, a floor, or a foundation, it is to be considered a part of the principal building.
- 9.1.2 An accessory building shall be located at least 1.8 m (6 ft) from any principal building.
- 9.1.3 The minimum side yard setback shall be 1.5 m (5 ft). However, no side yard is required for any accessory building in a residential or industrial district where a mutual wall is erected on a common property line and is constructed of brick, stone, or equivalent fire resistant material. There will be no overhang of eaves and all drainage shall be confined to the site.
- 9.1.4 The minimum rear yard setback shall be 0.9 m (3 ft). However, where primary access to a private garage is obtained via a rear lane, and the vehicle entrance doors face the lane, the minimum rear yard setback shall be 4.6 m (15 ft).
- 9.1.5 The total combined area of all accessory buildings shall not exceed ten percent (10%) of the site area.

In the Central Commercial (C1) District, accessory buildings or uses shall only be located in the rear yard.

- 9.1.7 No accessory building or use shall be located in the front yard of a site.
- 9.1.8 No accessory building erected on a site in a residential district shall be used as a dwelling unit.
- 9.1.9 The quality and construction of accessory buildings shall exceed or be comparable to the principal building to the satisfaction of the Development Authority

### **9.2 CORNER SITE RESTRICTIONS**

- 9.2.1 Notwithstanding any other provision contained in this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of a sight triangle if, in the opinion of the Development Authority, such objects or structures interfere with traffic safety.
- 9.2.2 On any corner site, no finished grade shall exceed the general elevation of the road by more than 0.6 m (2 ft) within a sight triangle.