

SECTION 9 CTC - COMMERCIAL TOWN CENTRE DISTRICT

9.1 Purpose

- 9.1.1 The Commercial Town Centre District, CTC, comprises all that land in the municipality designated as such in the Land Use District Map in Schedule A.
- 9.1.2 The primary purpose of the Commercial Town Centre District - CTC is to provide for a variety of retail commercial, office and personal service uses which are not provided for in other commercial land use districts and may be unique to the Town Centre as defined in the Central Area Redevelopment Plan. It is intended that the general design of developments within this district conform to the guidelines adopted in the Central Area Redevelopment Plan and the French Village Design Guidelines.

9.2 Uses as Defined

9.2.1 The following are the permitted uses as defined:

- a) RETAIL STORES - development used for the retail sale of goods and services to the public.
- b) PROFESSIONAL, FINANCIAL AND OFFICE SUPPORT SERVICES - development primarily used for the provision of professional, management, administrative, consulting, advisory and financial services.
- c) PROFESSIONAL HEALTH AND MEDICAL SERVICES - development used for the provision of privately owned physical and mental health services on an out-patient basis.
- d) PERSONAL SERVICE SHOPS - development used for the provision of personal services to an individual which are related to the cleaning and repair of personal effects or of the care and appearance of the body.

9.2.2 The following are the discretionary uses as defined:

- a) LIQUOR STORES - development used for the retail sale of alcoholic beverages.

- b) PUBLIC HEALTH SERVICES - development used for the provision of publicly supported physical and mental health services on an out-patient basis.
- c) MOTOR HOTELS AND MOTELS - development used for the provision of rooms or suites for temporary sleeping accommodation with or without eating and drinking facilities.
- d) SERVICE STATIONS AND GAS BARS - development used for the sale of gasoline and other petroleum products and for the servicing, washing and repairing of vehicles.
- e) INDOOR RECREATION SERVICES - development providing facilities within an enclosed building for sports and active recreation.
- f) INDOOR AMUSEMENT ESTABLISHMENTS - development providing for table, alley or electronic games of more than four (4) in number within an enclosed building.
- g) BAKERIES - development used for the manufacture of edible baked goods for sale on the premises to the public.
- h) DAY CARE SERVICES - development licensed by the Government of Alberta to provide day time personal care and education to children, but excluding overnight accommodation.
- i) THEATRES - development for the purposes of providing for the public, live or recorded entertainment within an enclosed building.
- j) ACCESSORY BUILDING(S) - development which is separate from the principal building and is normally incidental, subordinate and exclusively related to the principal building and located on the same lot.
- k) PUBLIC UTILITY BUILDINGS, STRUCTURES OR INSTALLATIONS - development for public utility infrastructure purposes.
- l) AN HISTORICAL SITE OR RESOURCE - any work of nature or man, on any site as defined under the Historical Resources Act (Chapter H-8, RSA 1980 and amendments).
- m) EATING AND DRINKING ESTABLISHMENTS - development where prepared food and beverages are offered for sale to the public.

- n) EXISTING DETACHED SINGLE FAMILY DWELLING UNITS - development consisting of a principal building containing only one dwelling unit.
- o) HOME BASED BUSINESSES - development consisting of the use of a part of a single family dwelling unit or its garage for an occupation, trade or craft, which is secondary to the residential occupancy and does not change the exterior character of the residence.
- p) OWNER/OPERATOR COMMERCIAL - development consisting of a permitted or discretionary use as listed in the CTC district of the Land Use By-law, where the owner of the business, or an employee, resides on the same lot in a bona fide dwelling unit as defined in this by-law. The dwelling unit shall be incorporated as part of the main structure and may be situated above, at, or below grade.
- q) Those uses which, in the opinion of the Development Officer, are similar to the above uses.

9.3 Regulations

9.3.1 The Lot

- 9.3.1.1 The minimum width of a lot shall be 15 metres (49.21 ft) or a variance of 10% which may be permitted at the discretion of the Development Officer.
- 9.3.1.2 The minimum depth of a lot shall be 33 metres (108.26 ft) or a variance of 10% which may be permitted at the discretion of the Development Officer.
- 9.3.1.3 The minimum area of the lot shall be 495 square metres (5,328.31 sq. ft).

9.3.2 The Principal Building

- 9.3.2.1 The maximum coverage of the principal building and any accessory building shall not exceed 40% of the lot area provided that parking and landscaping requirements are met.

9.3.2.2 The maximum height of the principal building shall not exceed 14 metres (45.93 ft) and shall not consist of more than 2½ storeys. Building height may be varied by the Development Officer as follows:

- i) decreased where necessary to conform to sight line provisions contained in the Central Area Redevelopment Plan in order to maintain views of St. Vital Church; or,
- ii) increased to allow for extended roof pitches of the French Village Design Guidelines.

9.3.2.3 Minimum Floor Area - N/A

9.3.3 Setbacks of Buildings

9.3.3.1 Minimum Front Yard - not required; however,

- a) provisions for on-site parking and landscaping must conform with the standards of this by-law; and,
- b) on corner sites, no building or object shall be located, where in the opinion of the Development Officer, it would restrict visibility on the corner thereby creating a traffic hazard.

9.3.3.2 The minimum side yard setback:

- a) adjacent to a residential district shall be 3.0 metres (9.84 ft), or one half the height of the building to a maximum of 6.0 metres (19.68 ft); and,
- b) at all other locations, 2.4 metres (7.87 ft), but where a fire wall is provided, no side yard is required.

9.3.3.3 The minimum rear yard setback shall be 2.4 metres (7.87 ft). Where a fire wall is provided, no rear yard is required.

9.3.3.4 Separation space - N/A

9.3.3.5 Notwithstanding any of the above setbacks, the requirements of the Alberta Building and Fire Safety Code shall apply, if those distances are greater.

- 9.3.3.6 In order to limit the number of future access points along a public roadway and to integrate traffic circulation patterns between commercial sites, a developer may be required to enter into an easement agreement with the Town, which allows public access across a portion of the subject property.

9.4 On-Site Parking Area

- 9.4.1 A hard-surfaced parking area or areas shall be provided on the lot to accommodate off-street parking. The minimum sizes of the areas shall be:
- 9.4.1.1 Except as provided in Clause (2) below, each required off-street parking space shall be a minimum of 2.6 metres (8.5 ft) in width, and a minimum of 5.5 metres (18.0 ft) in length, exclusive of access drives or aisles, ramps or columns. Such spaces shall have a vertical clearance of at least 2.0 metres (6.56 ft). For parallel parking, the length of the parking spaces shall be increased to 7.0 metres (23.0 ft), except that an end space with an open end shall be a minimum of 5.5 metres (18.0 ft).
 - 9.4.1.2 For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under Clause (1) above, to a minimum of 4.6 metres (15.1 ft).
 - 9.4.1.3 Aisles shall be a minimum of 7.0 metres (23.0 ft) wide for 90 degree parking, 5.5 metres (18.0 ft) wide for 60 degree parking and 3.5 metres (11.5 ft) wide for 45 degree and parallel parking.
 - 9.4.1.4 Where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided on the site.
 - 9.4.1.5 Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 metres (9.8 ft), and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 metres (10.82 ft).

- 9.4.1.6 Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 metres (8.9 ft), and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3 metres (9.8 ft).

The minimum number of off-street parking stalls per 100 square metres (1,076.43 sq. ft) of net floor area shall be as follows:

Professional, Administrative or Financial Offices.	3
Retail/Service Shops.	4
Health and Medical Services.	4
Day Cares	4
Restaurants/Cocktail Bars.	7
Motor Hotel or Motel.	7
Indoor Amusement Establishment.	7
Theatres	14

Where more than 50 stalls are provided on the site, parking stalls for disabled persons shall be provided in the ratio of one for every 100 or part thereof.

- 9.4.2 Whether or not off-loading facilities are proposed to be provided on the lot, the Development Officer, in his discretion, may require that an unloading bay or bays be provided only at the rear or sides of the principal building.
- 9.4.3 At the option of the Development Officer, and in lieu of providing off-street parking, an owner of land proposed for development shall pay the Municipality to provide the equivalent parking area. The amount of money required will be determined by resolution of Council and shall be based on the amount needed to construct the required number of parking stalls on land owned, or proposed to be purchased by the Municipality. Money so received by the Municipality shall be used only for the development of municipal, off-street parking facilities.
- 9.5 On-Site Amenity Area - N/A
- 9.6 On-Site Recreation Vehicle Storage Area - N/A

9.7 On-Site Solid Waste Storage Area

- 9.7.1 A hard surfaced solid waste storage area shall be provided on the lot of not less than 0.5 square metres per 100 square metres (5.38 sq. ft per 1,076.43 sq. ft) of gross floor area, but in no case shall it be less than 6.0 square metres (64.58 sq. ft) in total area.
- 9.7.2 The solid waste storage area shall be:
- a) located only in the side or rear yard of the lot,
 - b) screened from view from the public roadway abutting the lot in accordance with subclause 9.8.5 (b), and
 - c) provided with ready access to the public roadway abutting the lot.

9.8 Landscaping and Screening

- 9.8.1 The general landscaping of all undeveloped areas of the lot shall be effected through the planting of lawns, trees, shrubs, beds or other landscape components or a combination of any two or more of these; provided that:
- a) there shall be a minimum of two trees for each 100 square metres (1,076.43 sq. ft) of main floor area of the building,
 - b) not less than 40% of the trees in a mix shall be coniferous,
 - c) at the time of planting on the lot, each coniferous tree shall not be less than 1.8 metres (5.91 ft) in height, and each deciduous tree shall have a calliper of not less than 5 cm (1.96 inches), and
 - d) the overall landscape plan shall be so designed as to ensure compliance with the provisions for on-site lot drainage.
- 9.8.2 The parking area or areas on the lot shall be so designed as to include landscaped islands or aisle dividing strips provided that the islands or aisle dividing strips shall be not less than 1.2 metres (3.94 ft) in average width, measured from the outside edges of the islands or aisle dividing strips.
- 9.8.3 A landscaped buffer strip separating the parking area from a front property line or a side property line, or from both property lines of a lot shall be provided:

- a) having an average width of not less than 2.0 metres (6.56 ft) where the buffer strip lies immediately adjacent and parallel to the front property or side line.

9.8.4 Amenity Area - N/A

9.8.5 A fence, wall or other kind of screening

- a) may be erected around the perimeter of a lot or portions thereof, and shall not exceed a height of:
 - i) 1.0 metre (3.28 ft) for that part of it to be erected in the front yard, and
 - ii) 1.8 metres (5.91 ft) for that part of it to be erected in the side yard and rear yard.
- b) shall be required where the vehicle storage area or the solid waste storage area on the lot would otherwise be visible from an abutting public roadway or walkway and shall be either 1.8 metres (5.91 ft) in height or the height of the vehicle or the solid waste storage receptacles, as the case may be, whichever is the greater above the finished grade of the storage area.

9.8.6 The following provisions with respect to landscaping shall generally apply:

- a) except for the planting of lawn, no landscaping shall be permitted near a curb cock, fire hydrant or utilities pedestal,
- b) no landscaping shall be permitted on municipal property except as provided in Clause 9.10,
- c) no landscaping shall be permitted in a yard where in the opinion of the Development Officer it would affect the safety of pedestrians or the drivers of vehicles because of interference with visual sight lines, and
- d) with regard to grading a lot, no slope shall be designed that is less than 2% or more than 25%. Where slopes exceed 25%, a retaining structure may be required. Where a retaining structure exceeds 1.0 metres (3.28 ft) in height, an Engineer's stamped drawing shall be submitted.

- 9.8.7 There should be a minimum of 15% of the total lot area provided as a landscaped area.

9.9 Signage

- 9.9.1 Traffic control signs shall be in conformance with the manual of Uniform Traffic Control Devices for Canada, and as to location, shall be approved by the Town Engineer.
- 9.9.2 In no case shall a sign be higher than the maximum height approved for the land use district.
- 9.9.3 ENTRY/DIRECTIONAL - An entry or directional sign may be fascia mounted, wall mounted or free-standing and shall not exceed 0.6 square metres (6.46 sq. ft) in area, the placement of which is not to exceed 2.0 metres (6.56 ft) in height above building grade.
- 9.9.4 FREESTANDING SIGNS are permanently placed and not affixed to a building or fence and, shall be directly related to the use or development on that parcel. One sign is permitted for each free-standing building except that, at the discretion of the Development Officer, when the site is double-fronting or has in excess of 45 metres (147.63 ft), a second sign may be permitted; however, in no case shall the signs be within 45 metres (147.63 ft) of each other.

The signs may be either internally or externally illuminated but may not be flashing; and, shall not exceed:

- a) a height of 6.0 metres (19.68 ft)
- b) an area of 12.0 square metres (129.17 sq. ft).

In addition to the above, permanent non-illuminated signs which are receptacles for promotion literature may be allowed at the discretion of the Development Officer, and may not exceed 2.0 square metres (21.53 sq. ft).

- 9.9.5 TEMPORARY FREESTANDING SIGNS directly related to the use or development on that parcel shall be limited to:

- a) one sign on an internal lot or two signs on a corner lot advertising a property for sale or rent, which shall be removed within one week after the sale or rental agreement has been entered into. Such signs shall not exceed 2.5 square metres (26.9 sq. ft), and no permit shall be required for such signs,
- b) one sign on an internal lot or two signs on a corner lot advertising the construction of a building or phase of development which shall be removed when the development is completed. Such signs shall not exceed 9 square metres (96.8 sq. ft).
- c) A-Frame/Folding signs advertising special events, hours of operation, etc. that are of short duration; located on that parcel shall not exceed 0.6 square metres (6.46 sq. ft), and no permit is required.

9.9.6 FASCIA/WALL SIGNS which are directly related to the use or development on that building, are attached to the building; and, may be illuminated; but, may not be flashing and shall not exceed:

- a) a vertical height of 0.6 metres (1.97 ft) for fascia signs and 1.2 metres (3.94 ft) for wall signs,
- b) a depth of 30 cm. (12 inches) and,
- c) a horizontal dimension not greater than the building or bay the proprietor sign identifies.

A different sign shape may be approved by the Development Officer if it is accommodating a French style of signage, as described in the French Village Design Guidelines.

9.9.7 TEMPORARY OFF-SITE SIGNS – are not allowed, except for A-Frame/Folding Signs or similar signs on a short term basis as follows:

- a) Special events – signs may be erected to advertise an upcoming event such as a bingo, fundraiser, blood donor clinic, dance, etc. Each event shall be allowed a maximum of 4 signs not exceeding 0.6 sq. metres (6.46 sq. ft.). Signs are permitted to be placed 48 hours in advance of the start of the event, and shall be removed within 24 hours after the close of the event.

No permit is required.

- b) Garage sales – Garage sales are limited to three sales per location per year. The Town has provided community message boards for the purpose of advertising garage sales. In addition to these conveniently located boards:

Signs are permitted:

- i) To be placed on public lands such as schools, parks and Town-owned facilities provided the sign is not closer than 4m (13.1 feet) to any adjacent residential property,
- ii) Signs may be placed on private property provided the owner has given permission,
- iii) Signs may be erected up to 48 hours in advance of the sale and must be removed within 24 hours following the close of the sale,
- iv) Two (2) signs may be erected on the site where the sale is being held,
- v) Signs shall not exceed 0.6 sq. metres (6.46 sq. ft.) in size,
- vi) Signs shall not obstruct the vision of persons using the adjacent roadways,
- vii) Signs shall not be attached to a power pole or tree,
- viii) No permit is required.

Signs are not permitted:

- ix) To be placed on any part of 50th Street, or, within 30m (98.4 ft.) of 50th Street,
 - x) To be placed on boulevards on municipal property in front of any residence.
- c) Private home sales and open houses (home for sale by owner) – no off site signs are permitted. Signs may be placed on the community message boards provided by the Town for this purpose. No permit is required. Signs may be placed on the property for sale in accordance with Section 9.9.5 contained in this Bylaw.
- d) Realtor home sales, show homes, new listings, and open houses – such signs may be placed by bona fide realtors and builders who hold a valid business license in Beaumont as follows:
- i) Show home and open house signs – may be displayed:
 - On any roadway in the Town for up to 48 hours prior to the hours of operation,

- If placed in front of a use other than a park, school, public utility lot or other Town-owned land, then the permission of the landowner must be obtained,
 - A maximum of two signs per show home/open house is permitted,
 - Signs are not to exceed 0.6 sq. metres (6.46. sq. ft.) in size.
- ii) New listings may be displayed:
- On any roadway in the Town for up to 48 hours,
 - Only one 48-hour period per new listing is allowed,
 - If placed in front of a use other than a park, school, public utility lot or other Town-owned land, then the permission of the landowner must be obtained,
 - A maximum of two signs per show home/open hour is permitted,
 - Signs are not to exceed 0.6 sq. metres (6.46. sq. ft.) in size,

No permit is required.

- e) Signs for election campaigns shall not exceed 0.6 sq. metres (6.46 sq. ft.) in area and are allowed anywhere in Town including municipal boulevards and parks provided that:
- i) Such signs are removed within 2 days after the election date,
 - ii) Such signs do not obstruct or impair vision of traffic; and
 - iii) Such signs are not attached to utility poles or other municipal structures,

No permit is required.

- f) Home Based Business – are not permitted to place A-Frame/Folding or similar signs either on or off the property where the business is located.
- g) Fines for violating any of the above regulations are contained in the General Penalties Bylaw #392-93 of the Town of Beaumont.

9.9.8 STREET POLE PENNANT SIGNS – a fabric flag or banner mounted on an existing street pole for the purpose of advertising an event or providing direction. The pennant shall not exceed 0.6 square metres (6.46 sq. ft.) and may be used to identify:

- a) Community Events – The Town, or a group authorized by the Town, may place pennants on existing street poles for the purpose of advertising community events. Pennant size shall not exceed 0.6 square metres (6.46 sq. ft.). No permit is required, however the Development Officer shall give prior approval.
- b) New Subdivision Areas – sign content shall be limited to the name/logo of the subdivision area with directions. Builders names will not be permitted. It is intended that the Developer will provide and install pennants. Approved locations and number of pennants will be as follows:
 - i) 50th Street north of 55th Avenue – each developer may place a maximum of 5 pennants in this area. Locations are on a first come first served basis based on completed permit application.
 - ii) 50th Street south of 55th Avenue to 43rd Avenue – each developer may place 3 pennants in this area on a first come first served basis based on completed permit application.
 - iii) Any other roadways in Beaumont – any number of banners en route to or within the subdivision area.

9.9.9 UNIFORM SUBDIVISION IDENTIFICATION SIGNS – installed by the Town of Beaumont at 4 locations along 50th Street. These stylized signs consisting of a blue background with white house on red maple leaf provide an opportunity for each developer to add the name of the subdivision including a directional arrow. These signs are located at strategic points along 50th Street with one facing in each direction at the intersection of 43rd Avenue/50th Street, one two-sided at 55th Avenue/50th Street and one north of Coloniale Way. Decision Point Signs off 50th Street may be placed to provide further direction to the public. Signs may be purchased from the Town of Beaumont.

- a) Name plates for 50th Street District Signs measure 120 cm x 30cm (47.2 inches x 11.8 inches).
- b) Decision signs – usually placed along the ring road measure 90 cm x 60 cm (35.4 inches x 23.6 inches) with an accompanying name plate measuring 90 cm x 20 cm (35.4 inches x 7.8 inches).

- 9.9.10 PROJECTING SIGNS which are directly related to the use or development in that building, project at right angles from a building. One sign per building or tenant located directly over the proprietor's bay or area is allowed. The signs shall not exceed:
- a) an area of 2.5 square metres (26.91 sq. ft),
 - b) have a clearance of at least 2.4 metres (7.87 ft) and in no case shall extend over the front property line.
- 9.9.11 CANOPY/AWNING SIGNS which are directly related to the use or development in that building, project from a structure or building and may provide protection from rain or sun for pedestrians. A canopy sign shall:
- a) have a clearance of not less than 2.4 metres (7.87 ft) between the bottom of the canopy and the sidewalk, walkway or ground level,
 - b) where it projects over a sidewalk, project a minimum of 1.2 metres (3.9 ft) and shall not project within 0.5 metres (1.6 ft) of the carriageway of the street.
- 9.9.12 BANNER SIGN means a sign which is not permanently anchored and which by their nature, can be readily removed to serve another purpose in another location. Banner signs shall:
- a) advertise goods, services, community activities, social functions and fundraising activities, but may not be limited to the above, at the discretion of the Development Officer,
 - b) be granted, by permit, one per business, for the purpose of announcing a special event, sale or other function,
 - c) a sign permit granted under subsection (b) shall specify the period of time during which the sign is permitted to be displayed, but shall not exceed a period of fourteen (14) days,
 - d) banner signs for commercial purposes shall not exceed:
 - i) A vertical height of 0.6 metres (1.97 ft)
 - ii) A horizontal dimension not greater than the building or bay the sign pertains to.

- e) The size of banner signs advertising community activities and fundraisers shall be determined at the discretion of the Development Officer,
- f) Permits will not be granted for more than six occurrences in one calendar year for each business. The minimum length of time between occurrences shall be fourteen (14) days,
- g) Authorization to locate a banner sign must be obtained from the owner of the building (if not the applicant); the owner of a lot where the sign is to be placed on a vacant lot; or, the Town where the sign will be located within a road right-of-way or on public property.

9.9.13 MISCELLANEOUS - Portable, Temporary, Off-site and Billboard signs are not permitted except as otherwise allowed in this district.

9.9.14 No sign shall be allowed to, in the opinion of the Development Officer become unsightly, or in such a state of disrepair as to constitute a hazard. Pennant signs shall be removed as soon as they become faded, torn or tattered.

9.9.15 The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.

9.9.16 Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer.

9.9.17 No sign shall be of such size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads abutting the parcel.

9.9.18 Where, in the opinion of the Development Officer, a proposed sign in this district might be objectionable to a resident in an adjacent residential district, the Development Officer may impose such other regulations as he feels would protect the interests of residents.

9.10 Boulevards

9.10.1 The owner of a lot shall construct the boulevard abutting his property by excavating, backfilling, levelling or consolidating to final grade, and seed or perform other works that may be necessary to construct a turf boulevard provided that all work shall be entirely at the owner's expense.

- 9.10.2 Any development other than the construction of a turf boulevard under Clause 9.10.1 requires a development permit, and a License of Occupation. Any construction, planting or other development authorized by a development permit shall be done at the owner's risk and any damage to municipal services caused by the construction, growth, removal or maintenance of such development shall be the responsibility of the owner.
- 9.10.3 Every owner or occupant of land shall be responsible for maintaining any development allowed by Clauses 9.10.1 and 9.10.2 and controlling the weeds on boulevards owned by the Town abutting his property.
- 9.10.4 When subsequent to the planting on a boulevard referred to in Clause 9.10.1, the Municipality installs a public utility across or along the boulevard or does other work on the boulevard, the Municipality is not liable to replace any tree, shrub, lawn or other constructed improvement which may have had to be removed in the construction of the utility or other work.
- 9.10.5 No person, without authorization from the Development Officer, shall remove or cause to be removed, any tree or shrub on a boulevard, and any person removing or causing to be removed such plant material from a boulevard may be, at the discretion of the Development Officer, liable to pay the cost of the replacement of the material and associated works necessary to restore the boulevard to its original condition.
- 9.10.6 Where a tree or shrub planted on private property is broken or uprooted and the tree or shrub or portions of them fall on a boulevard or other property owned by the Municipality, the owner of the tree or shrub shall be liable for the removal of the defective material from the boulevard or other property of the Municipality.
- 9.10.7 In the event that the Town has costs in accordance with any of the provisions of 9.10 to be paid by the owner, then the amount if unpaid, may be added to the Tax Roll and collected in the same manner as taxes.

9.11 Additional Regulations - Miscellaneous

- 9.11.1 The following regulations shall apply to all permitted and discretionary uses:

- a) The general design of the Commercial Town Centre (CTC) shall be in keeping with the character of the French Village Design Guidelines and the Central Area Redevelopment Plan,
 - b) Where, in the opinion of the Development Officer, there will be excessive noise, smoke, steam, odour, glare, dust, vibration or other noxious emissions or containment of hazardous materials from the proposed development that would:
 - i) unduly interfere with the amenities of the neighbourhood; or,
 - ii) materially interfere with or affect the enjoyment or value of the adjoining properties,
 a development permit shall not be issued,
 - c) Development in the CTC district shall conform to the uses, policies and guidelines of the Central Area Redevelopment Plan. A map of potentially acceptable uses from the Central Area Redevelopment Plan is attached for information.
- 9.11.2 a) The exterior finish on all buildings shall be of permanent material, to the satisfaction of the Development Officer,
- b) The design, character and appearance of the building must be compatible with any other building existing in the vicinity, unless the building is setting a new standard for the land use district or a particular portion of it. The above criteria must be to the satisfaction of the Development Officer.
- 9.11.3 N/A
- 9.11.4 A temporary mobile unit sales office (no sewer or water hook-up for temporary units) may be placed on a lot; however, setbacks relating to other homes in the district shall be complied with and the unit must not be unsightly or detract from the amenities of the area.
- 9.11.5 Applies to R18, R19 and R20 Districts only.
- 9.11.6 An accessory building shall not exceed 5 metres (16.4 ft) from building grade; unless a greater height is required to accommodate the storage of a specialized vehicle or commodity.

9.11.7 No person shall keep or permit in any part of a site in this district:

- a) any dismantled or wrecked vehicles for more than 14 successive days,
- b) any vehicle which is permitted to be registered for in excess of 13,700 kg gross vehicle weight for longer than is reasonably necessary to load or unload such a vehicle,
- c) any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavations must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work, and under no circumstances may a person place materials on an adjacent property,
- d) during construction, the owner must provide a bin or similar container for construction debris satisfactory to the Development Officer.

9.11.8 For existing detached single family dwelling units and their accessory buildings, development requirements shall be in accordance with the R16 - Residential Detached Single Family (16m) District.

9.12 Swimming Pools

a) Entry Restrictions

- i) Every private swimming pool shall be secured against entry by the public other than owners, tenants or guests.
- ii) Fencing shall be required for all privately owned outdoor swimming pools. The wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence. Hot tubs measuring greater than 2.4 metres (8 ft) across the widest portion of the water's surface require fencing. Hot tubs with lesser measurements shall provide a locked cover having the structural strength to support the weight of an adult when in the closed position.

- iii) Every fence enclosing an outdoor swimming pool shall be at least 1.8 metres (5.91 ft) in height above the level of the grade outside the enclosure and shall be of approved design such that it will deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate.
 - iv) Barbed wire or electrification of any part of a fence or gate enclosing a swimming pool shall not be permitted.
- b) Treatment of Water - the method and degree of treatment of water for all swimming pools shall be to the satisfaction of the Health Officer.
 - c) Site Restrictions - swimming pools and hot tubs shall not be located within any required front yard and will follow the same setbacks as accessory buildings.

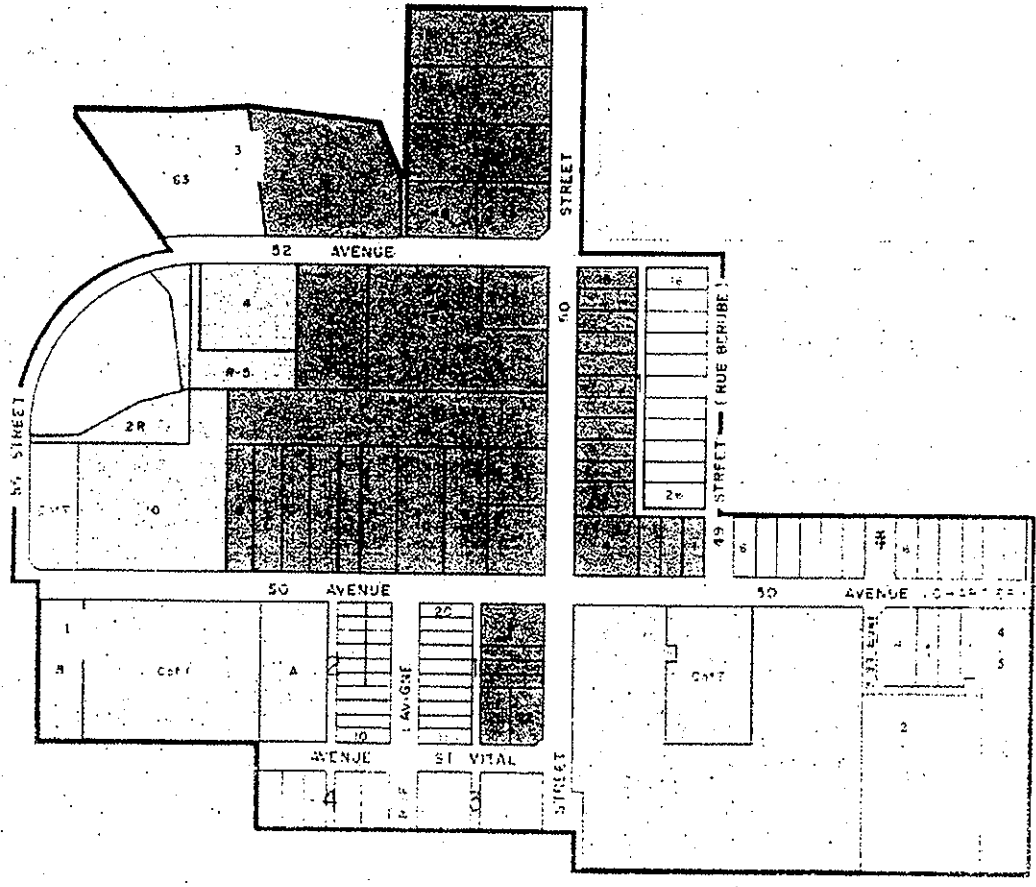
9.13 Satellite Dishes

The base of a satellite dish shall not be located within 2 metres (6.56 ft) of the property line and in no case shall any of the dish extend over the property line. Caution shall be used regarding the visual impact to the neighbouring properties and notwithstanding the foregoing, in no case shall a satellite dish be allowed in a front yard.

9.14 Suites

- a) Suites are not permitted for rental to persons outside of the family. This does not preclude a "mother-in-law" suite, which may be used for members of the family, or caregivers such as nurses, or nannies,
- b) A suite shall be deemed to exist if it meets the definition of a "dwelling unit" as defined in this by-law and where it is located in a unit defined as a single family dwelling,
- c) Where a development creates a suite for the purpose of family members or family care givers, the Town may require that a caveat be registered on the lot advising future owners of the restricted use.

Central Area Redevelopment Plan Map



- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL (Townhouse)
- MEDIUM DENSITY RESIDENTIAL (Walk-up Apartment)
- COMMERCIAL/MODERATE DENSITY RESIDENTIAL
- COMMERCIAL/MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE

1. AMENDED July 25, 1990 Bylaw #358 from Medium Density Residential to Moderate Density Residential.
2. AMENDED November 24, 1993 Bylaw #395 from Low Density Residential to Medium Density Residential 30 units.
3. AMENDED April 27, 1999 Bylaw #484 from Commercial and Commercial/Moderate Density to Institutional.
4. AMENDED May 5, 1999 Bylaw #502 from Low Density to Medium Density.
5. AMENDED January 22, 2002 Bylaw #547 from Medium Density to Low Density.

OPTIONAL
19-95

AMENDMENT NO. 1 - LUTHER KING, JR. PLAZA - BEAUMONT, ALABAMA - SUBMISSION

FIGURE 3

Beaumont Central Area Redevelopment Plan