

## **PART III - GENERAL DEVELOPMENT REGULATIONS**

### **Section 1 - Subdivision**

- (1) Council shall not approve any application for the subdivision of any land within any zone, or on any site where the lots do not meet minimum site area requirements prescribed for that zone.
- (2) Notwithstanding (1), Council may, at its discretion, as a heritage conservation incentive, approve an application for the subdivision of any land within the Downtown Heritage Management Area or Residential Heritage Management Area, into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District when that subdivision is in keeping with the heritage integrity of the community and the development proposed for those lots meets the heritage management policies and guidelines of the Official Community Plan and the zoning bylaw.

### **Section 2 - Site Access**

- (1) All access points and boardwalk cuttings shall be located to the satisfaction of the City Engineer.
- (2) No person shall construct a driveway from a site to a public roadway if such driveway, in the opinion of the City Engineer, would create an unnecessary traffic hazard, unless there is no other practical method of vehicular access to the site.

### **Section 3 - Non-Conforming Buildings, Structures and Uses**

- (1) Where on or before the day on which this bylaw or any amending bylaw thereof comes into force, a building is lawfully under construction, or all required permits for the construction of a building have been issued, the building shall be deemed to be a building existing at the date on which the bylaw comes into force, but the erection of any such building must be commenced within twelve (12) months after the date of issuance of the last permit relating thereto.
- (2) The lawful use of a building or other structure existing at the date on which this bylaw comes into effect that does not conform to the provisions of this bylaw may be continued, but if that use is discontinued for a period of eighteen (18) months or more the future use of the land, building or other structure shall conform with the provisions of this bylaw.
- (3) The non-conforming use of a building may be extended throughout the building, but no structural alterations shall be made while the non-conforming use is continued.
- (4) If a non-conforming building is damaged or destroyed to an extent of seventy-five percent (75%) or more of the assessed value of the building above the foundation, the building shall not be repaired or replaced except in accordance with the provisions of this bylaw.
- (5) A mobile home or construction trailer located outside an historic overlay district may be replaced due to wear and tear provided the replacement living area is not larger than the one being replaced.

- (6) Where the use of a building conforms to this bylaw but the building itself does not conform to the requirements of this bylaw, structural alterations or additions that conform to this bylaw may be made but the element of non-conformity shall not be increased by such alternations or additions.
- (7) The use of land or the use of a building is not affected by reason only of a change in ownership, tenancy or occupancy of the land or building.

#### **Section 4 - Water and Sewer Facilities**

- (1) No building, structure or land in any zone shall be used for any purpose where such purpose requires water or sanitary sewer services or both unless:
  - (a) The owner or authorized agent provides a service connection to the building or structure from the municipal water and sanitary sewer systems where they exist at the property boundary; or
  - (b) The owner or authorized agent provides a private water supply and sewage disposal system approved in accordance with the Authority having jurisdiction.
- (2) Clause 1(a) above may be waived only when Council grants special dispensation.

#### **Section 5 - Grade**

- (1) No building or structure shall be erected in any zone without first obtaining from the City Engineer approval as to grade for the building or structure, and every building or structure shall be constructed to the approved building grade.
- (2) In the Historic Townsite, the grades will take into account the historic streetscapes and boardwalks, drainage, and the crown of the gravel streets by conforming to the appropriate Design Guidelines.

#### **Section 6 - Required Yards**

- (1) Where any part of a lot is required by this bylaw to be reserved as a yard, it shall continue to be so reserved regardless of any change in the ownership of the lot, or part ownership of the lot or any part thereof.
- (2) A part of a lot reserved as a yard shall not be deemed to form part of any adjacent lot for the purpose of computing the area thereof available for building purposes, or any other purpose.
- (3) Where a lot which is not a corner lot has frontage on more than one (1) street, a building structure or accessory building on such lot shall have a front yard on each street in accordance with the provisions of the zone or zones in which each front yard is located.

#### **Section 7 - Height**

- (1) In determining whether a development conforms to the maximum height permissible in any zone outside of the Historic Townsite, the following structures shall not be considered for the purpose of determining the height: chimney stacks, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, parapet walls, or flagpoles.

- (2) In a Heritage Management Area, for heritage conservation purposes, subject to the approval of Council, a development may exceed maximum height provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
- (3) In the Historic Townsite, the Development Officer or Council as the case may be will use its discretion upon the recommendation of the Heritage Advisory Committee in determining how the maximum height permissible is calculated.

### **Section 8 - Moving of Buildings**

- (1) No person shall move a building, structure or a mobile home within, into or out of the City unless a Development Permit has first been obtained.
- (2) In making a decision on the moving of a building or buildings to a site within the City a Development Officer may:
  - (a) Refer the application to the Territorial Building Inspector for a recommendation as to compliance to the National Building Code of the structure;
  - (b) Require such renovations and alterations as may be necessary for the building to conform to the requirements of the zone into which the building is proposed to be moved, and to conform to the Territorial Building and Plumbing codes;
  - (c) Refuse to issue a permit if:
    - There are any taxes or other charges due to the City with respect to the building or the lot on which it is situated, unless arrangements satisfactory to the Director of Finance of the City of Dawson have been made for payment of such taxes or other charges; or
    - The building fails to conform to the requirements of this bylaw or the Water and Sewer Bylaw.
    - The building is not compatible, in the opinion of the Development Officer, with the character and appearance of existing buildings in the area in which the building is to be located.
  - (d) The Development Officer may require a performance bond to be posted or a certified cheque in the amount of the established cost of the required renovations or alterations pursuant to section 8(2)(b);
  - (e) If the applicant and/or owner of the building fails to complete the required renovations within such time as prescribed by the Development Officer, the City may use the funds posted in section 8(2)(d) and have the required renovations completed; and
  - (f) If the cost necessary for section 8(2)(e) is in excess of those funds posted in section 8(2)(d), the balance of the cost may be charged against the property as an extra levy.
- (3) All conditions of a development permit shall be satisfied within twelve (12) months of issuance of the permit.

### **Section 9 - Siting**

- (1) In a Heritage Management Area, for heritage conservation purposes, subject to the approval of the Development Officer, a development may project into a required rear or side yard, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.
- (2) In a Heritage Management Area, subject to the approval of Council, a development may project into a required rear or side yard by more than 10% of the required rear or side yard, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
- (3) Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features may project into a required yard, provided such projections do not exceed 0.6 metres.
- (4) Steps, eaves, sunlight control projections, canopies, balconies or porches may project into a required yard provided such projections do not exceed 1.2 metres in the case of a front, rear or exterior side yard, and 0.6 metres in the case of an interior side yard.
- (5) An open, hard-surfaced and uncovered patio may project into a required yard, if such patio is completely unenclosed except by a guard rail or parapet wall which does not exceed the maximum height permissible for a fence in the same location, and such projection shall not exceed 2.5 metres in the case of a front yard.
- (6) Subject to the approval of the Development Officer, a balcony, demur, or decorative overhang onto the street shall be permitted in commercial areas within the Historic Townsite.

#### **Section 10 - Objects Restricted in Residential Zones**

- (1) No site in any residential zone including any area zoned as Country Residential, with the exception of areas zoned as Rural Residential and Placer Residential may be used for:
  - (a) Storage of any dismantled or junked vehicle for more than fourteen (14) successive days;
  - (b) Any vehicle or storage weighing in excess of 4500 kg gross vehicle weight for longer than is reasonably necessary to load or unload such a vehicle; or
  - (c) Any excess accumulation or storage of building materials, whether new, used, or second-hand, where the owner or occupier of the site is not in possession of a valid building permit referring to such site.
- (2) No site shall be used for the storage of gasoline in excess of 230 litres in any residential zone. Storage shall comply with the requirements of the City Fire Bylaw and the Fire Prevention Act of the Yukon Territory.
- (3) Goods or materials shall neither be stored nor displayed in a yard abutting a street of any lot in a residential zone. Storage of garden equipment, garden furniture, unoccupied trailers and campers, unlicensed vehicle, boats, firewood and other such goods or materials normally associated with the enjoyment of residential property is permitted in the rear and interior side yards only of any lot in a residential zone.

- (4) No person shall erect or permit to be erected a satellite dish greater than one metre (3.28 ft.) in diameter in a residential zone:
  - (a) That is located in a front yard or projects over any lot line and;
  - (b) Is higher than the height permissible for any structure in that zoning.

#### **Section 11 - Fences in Residential Zones (RS & RM)**

- (1) No person shall grow or allow the growth of any hedge, or build or maintain or allow to be built or maintained any fence or structure within any residential zone that exceeds in height:
  - (a) 0.9 metres above the level of the adjacent street within a sight triangle; or
  - (b) 1.2 metres above ground level within 6.0 metres of a property line separating a lot from any street other than a lane.
- (2) A fence in a residential zone shall not exceed 1.5 metres in height above ground level.
- (3) The design of all fences in the Historic Townsite shall be submitted to the Development Officer for approval.

#### **Section 12 - Landscaping and Screening**

- (1) Where a detailed site-landscaping plan is required under this bylaw, such plan shall contain the following information:
  - (a) the location of overhead and underground utilities, lighting, parking structures, fire hydrants and boulevard trees;
  - (b) existing and proposed finished contours;
  - (c) all existing and proposed physical features including grassed areas, shrubs, trees, flower beds, beams, walls, fences, outdoor furniture and decorative paving.
- (2) All required yards, excluding parking spaces, outside storage, display and service areas, should be landscaped with trees, shrubs, hedges, sod or suitable hard landscaping so as to enhance the appearance of the premises.
- (3) The owner of the property shall be responsible for landscaping and proper maintenance thereof.
- (4) All storage of goods and materials in a commercial zone shall be located to the rear or side of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites in a residential zone by fences, berms, landscape materials or a combination of these to the satisfaction of the Development Officer, and shall not exceed a height of two (2) metres above the adjoining street level.
- (5) Storage or display of goods and materials incidental to the principal use and operation of an industrial enterprise shall be permitted in any yard of any lot in an industrial zone provided that such storage areas shall be screened from view from any public roadway other than a lane, and adjoining sites not in an industrial zone by fences, berms,

landscape materials or a combination of these to the satisfaction of the Development Officer, and shall not exceed a height of 2.5 metres above the adjoining street level.

- (6) Notwithstanding section 12(5), junkyards and automobile wrecking yards shall be completely enclosed by a minimum 2.5 metre high solid wooden fence or chain link fence with continuous hedging or other screening to the satisfaction of the Development Officer. In no location may the junk or the car bodies be stacked higher than the fence provided on the site.

### **Section 13 - Accessory Structures**

- (1) Accessory structures shall be permitted in the Historic Townsite within the City in accordance with the following:
  - (a) They shall not exceed 4.5 metres in height, and the total area of all accessory buildings shall not exceed ten percent (10%) of the site area in non-industrial zones;
  - (b) They shall not be permitted in a required front yard setback;
  - (c) They shall not be permitted closer than .6 metres from any side or rear lot line or 3 metres from an exterior side lot line on any non-industrial zone lot;
  - (d) They shall not be permitted closer than 3 metres from the principal building or structure on the lot or on any adjoining lot;
  - (e) They shall comply with all applicable setback and height requirements in an industrial zone;
  - (f) They shall not be used for human habitation except where a dwelling unit is a permitted accessory use; and
  - (g) They shall have an exterior finish similar to that of the main building or structure on the lot.
- (2) Accessory structures shall be permitted in any district outside of the Historic Townsite in accordance with the following:
  - (a) They shall not exceed 5.5 metres in height, and the total area if all accessory buildings shall not exceed twenty (20%) of the site area in non-industrial zones;
  - (b) They shall not be permitted in the required front yard setback in non-agricultural zones;
  - (c) They shall not be permitted closer than 3 metres from any lot line on any non-industrial zone lot;
  - (d) They shall not be permitted closer than 3 metres from the principal building or structure on the lot or on any adjoining lot;
  - (e) They shall comply with all applicable setback and height requirements in an industrial zone;

- (f) They shall not be used for human habitation except where a dwelling unit is a permitted accessory use; and
- (g) They shall have an exterior finish similar to that of the main building or structure on the lot.

#### **Section 14 - Off-Street Parking and Loading**

##### **(1) Existing Building and Structures**

The off-street parking requirements contained in this section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

- (a) The off-street parking shall be provided and maintained in accordance with this section for any addition to such existing buildings or structure, or any change or addition to such use.
- (b) Off-street parking existing on the effective date of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

##### **(2) Required Number of Parking and Loading Spaces**

- (a) The number of off-street parking spaces required for a class of building is calculated according to Table 1 in which Column I sets out the class of building and Column II sets out the number of required off-street parking spaces that are to be provided for each class of building in Column I;
- (b) The number of off-street loading spaces required for a class of building is calculated according to Table 2 of this schedule in which Column I sets out the class of building and Column II sets out the number of required off-street loading spaces that are to be provided for each class of building in Column I;
- (c) Where the calculation of the required off-street parking spaces or loading spaces results in a fraction, one parking or loading space shall be provided in respect of that fraction;
- (d) Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each one-half metre of width of such seating shall be deemed to be one seat.

##### **(3) Cash-in-lieu of on-site parking and loading**

- (a) Except where cash-in-lieu is provided in an amount satisfactory to the Development Officer, the required off-street parking and loading spaces shall be located on the same parcel as the building they serve or on a separate lot within 150 metres of the building.
- (b) Council shall establish each year the value of one onsite parking stall and one onsite loading space. In establishing the value, Council shall take into considering the cost of providing it that shall include the cost of replacement land and improvements.

**Table 1**

**Required Off-Street Parking Spaces**

USE	REQUIRED PARKING SPACES
<p><b><u>Residential</u></b></p> <p>Single family and two family dwelling</p> <p>Multiple family dwelling</p> <p>Senior citizens housing</p> <p>Bed and Breakfasts</p>	<p>1 per dwelling unit</p> <p>1 per dwelling unit</p> <p>1 per 4 dwelling units</p> <p>1 per 2 bedrooms available for rent (in addition to the space required for the residential use)</p>
<p><b><u>Institutional</u></b></p> <p>Hospital</p> <p>School:</p> <p style="padding-left: 20px;">-Elementary and junior high</p> <p style="padding-left: 20px;">-Senior Secondary</p> <p>Place of public assembly including arena, assembly halls, auditorium, club, lodge and fraternal building, community centre, convention hall, funeral parlour and undertaking establishment gymnasium, meeting hall, theatre and similar use</p> <p>Recreational use including curling rink</p> <p>Museum and public library</p>	<p>1 per 100 square metres of gross floor area</p> <p>1 per classroom</p> <p>3 per classroom</p> <p>1 per 8 seats</p> <p>1 per 3.5 seats</p> <p>1 per 50 square metres of gross floor area</p>
<p><b><u>Commercial Uses</u></b></p> <p>Bank, business administrative or professional office</p> <p>Medical or dental office or clinic</p> <p>Retail store, personal service establishment, shopping centre, department store, and supermarket</p> <p>Furniture and appliance sales, automobile and boat sales</p> <p>Restaurant or eating establishment, lunch counter, diner, beer parlour, cocktail lounge, bar or other similar establishment for the sale and consumption of food or beverages on the premises</p> <p>Hotel/Hostel</p> <p>Motel</p> <p>Billiard and pool hall</p> <p>Bowling alley</p> <p>Laundromat</p>	<p>1 per 100 square metres of gross floor area</p> <p>1 per 100 square metres of gross floor area</p> <p>1.5 per 100 square metres of gross floor area</p> <p>1 per 150 square metres of gross floor area</p> <p>1 per 8 seats</p> <p>1 per every 4 guestrooms with bus stall</p> <p>1 per every 2 guestrooms without bus stall</p> <p>1 per guestroom</p> <p>1 per playing table</p> <p>2 per alley</p> <p>1 per 4 washing machines</p>

USE	REQUIRED PARKING SPACES
Campground	1 per camping site plus 1 space for the operator
<b><u>Industrial Uses</u></b> Contractor or public works yard Machinery sales and repair Warehousing, storage Tire repair  Manufacturing and industrial	1 per 150 square metres of gross floor area 1 per 150 square metres of gross floor area 1 per 150 square metres of gross floor area 1 per 150 square metres of gross floor area plus 1 per service bay  1 per 150 square metres of gross floor area

**Table 2**  
**Required Off-Street Loading Spaces**

CLASS OF BUILDING	REQUIRED LOADING SPACES
Retail store, manufacturing, fabricating, processing, warehousing and wholesaling establishment:	
i) Less than 2,000 m <sup>2</sup> in floor area	1
ii) 2,000 to 4,000 m <sup>2</sup> in floor area	2
iii) Greater than 4,000 m <sup>2</sup> in floor area	3

(4) Dimensions and Access to Parking and Loading Spaces

- (a) Each off-street parking space required by this Bylaw shall not be less than 2.7 metres wide or 5.8 metres long or have a vertical clearance less than 2.2 metres;
- (b) Loading and unloading spaces shall be of adequate size and with adequate access, both to the satisfaction of the Development Officer, to accommodate the types of vehicles which will be loading and unloading, without those vehicles projecting into a public roadway. In no case shall the space be less than 28 m<sup>2</sup> (301.4 sq.ft.), or less than 2.6 m (8.4 ft.) wide, or have less than 3.7m (12.0 ft.) overhead clearance.
- (c) Where a parcel is adjacent to a rear lane, access to the internal aisle providing access to the parking or loading spaces shall be via the rear lane;
- (d) Where a bus stall is provided it shall be clearly marked Tour Buses and that parking stall shall be not less than 3.3 metres wide or 14.3 metres long or have a clearance of less than 3.3 metres.

**Section 15 - Signs**

- (1) No signs shall be erected within the City except those signs provided for in this Bylaw. The erection, display, alteration, replacement or relocation of a sign, unless exempted under part I, Section 3, requires a development permit.
- (2) Signs shall be either a fixed or free standing or projecting type and shall conform to the requirements listed in the following schedule:

Signs	Max. Size in m.sq.	Max. Size in ft.sq.	Permitted Type
Home Occupation	.18	(2)	Fixed or free standing
Home Identification	.18	(2)	Fixed or free standing
Bed & Breakfast	.63	(6.75)	Fixed or free standing
Community Activity	.54	(6)	Fixed or free standing
Prohibition	.54	(6)	Fixed or free standing
Directional	.54	(6)	Free standing
Directory	5.76	(62)	Free standing except RS, RT
Public Building	2.80	(30)	Fixed or free standing
Advertising	14.40	(155)	Fixed or free standing or projecting
Banners	14.40	(155)	
Traffic Control	5.76	(62)	Fixed or free standing or projecting

The lettering for signage shall reflect the Design Guidelines only in the Historic Townsite.

- (3) Prior to erection, all fixed, free standing or projecting types of signs shall meet with the approval of the Development Officer.
- (4) No sign shall be erected that, in the opinion of City Council, interferes with traffic or the visibility of a traffic control device.
- (5) No freestanding sign may exceed the maximum permissible height for an accessory structure in the zone in which the sign is located.
- (6) An advertising sign may only be erected on the site where the service advertised is performed, or where the product advertised is made, sold or serviced.
- (7) Notwithstanding the above, City placed traffic type signs (including warning signs) as well as political and real estate do not require Development Officer approval.

### **Section 16 - Service Stations**

- (1) Service Stations where permitted, shall conform to the following provisions:
  - (a) Building setbacks shall be a minimum of 7.6 m from any street and a minimum of 3 m from any other property line;
  - (b) Pump island storage tanks and related appurtenances shall meet the provisions of the "Gasoline Handling Act of the Yukon Territory";
  - (c) All repair equipment shall be kept, and all repair work shall be done entirely within the building;
  - (d) Exterior lighting shall cast no glare on adjacent residential property;
  - (e) On all property lines separating the site from a residential site, a screen or fence 2 m high shall be provided.

### **Section 17 - Home Occupation**

- (1) Home occupation uses when permitted are only permitted providing that:
  - (a) There shall be no display of use of land to indicate to persons outside the premises that any part of the premises is being used for any purpose other than that of a dwelling excepting that one name plate not exceeding 0.18 m<sup>2</sup> and attached to the dwelling will be permitted;
  - (b) There shall be no manner of use or noise of an offensive or objectionable nature such as to interfere with the peace, quiet, and dignity of the neighbourhood;
  - (c) There shall be no mechanical or other equipment used, kept or had except such as is customarily employed in dwellings for domestic or household purposes or for medical, dental or other professional purposes or for any purpose normal to or reasonably consistent with the use of the dwelling;
  - (d) No commodity other than the principal produce or service of the home occupation shall be sold on the premises.

- (2) The following uses are deemed to be home occupations:
- (a) Dressmaking, home cooking, preserving and similar domestic home crafts;
  - (b) The manufacture of novelties, souvenirs and handicrafts as an extension of a hobby;
  - (c) Stamp and coin collecting sales;
  - (d) Individual instruction;
  - (e) The carrying out of minor repairs to domestic equipment normally used within dwellings;
  - (f) Storage and distribution of household products either by physical or electronic means;
  - (g) Other similar uses specifically approved by the Development Officer;
  - (h) Professional offices.

#### **Section 18 - Explosives**

- (1) No explosives whatsoever shall be contained within buildings or on lands within an historic overlay district.
- (2) No person shall use any land or use or erect any building or structure in any zone outside an historic overlay district for the commercial or industrial manufacture, transporting, testing or storage of naphtha, benzene, benzine, dynamite, guncotton, nitroglycerine, gunpowder, gelignite or any other hazardous materials which could produce a violent effect by explosion or a pyrotechnic effect, except as such may comply with the provisions and requirements of the Explosives Act and Regulations of the Government of Canada and only upon written permission of the Fire Marshall.

#### **Section 19 - Public Utilities**

- (1) All changes and new installations of a public utility in the Historic Townsite shall be submitted to the Development Officer for approval.

#### **Section 20 - Building Code**

- (1) All works and changes in use in the City as referred to in this Bylaw shall comply in all respects with the provisions of the Yukon Building Standards Act.

#### **Section 21 - Gravel Pits, Quarries and Soil Removal**

- (1) Excavation of aggregate, stone or soil may be permitted in all zones upon application for a development permit by the excavator but only in such areas as may be deemed appropriate and approved by City Council and upon such conditions as may be set by City Council with due regard for location, type and manner of excavation, and subsequent site reclamation.

#### **Section 22 - Antennae**

- (1) Any antennae for the purpose of receiving or transmitting electronic signals shall be placed at the rear or side of any structure.

**Section 23 - Animal Regulations**

- (1) On any agricultural or non-residential parcel in any Zoning District, no more than 3 dogs shall be allowed, unless a kennel permit has been obtained.
- (2) On any residential parcel in any Zoning District, other than Placer or Rural residential, no more than 4 household pets, not to include more than 2 dogs shall be allowed.
- (3) On residential parcels 0.81 ha (2.0 ac.) in size or larger, additional animal/bird units shall be allowed in accordance with the following:

Residential Parcel Size	Allowable Number of Animal Units
0.81 ha - 1.21 ha (2.0 - 2.99 ac)	1
1.22 ha - 1.61 ha (3.0 - 3.99 ac)	2
1.62 - 2.02 ha (4.0 - 4.99 ac)	3
2.03 ha - 2.42 ha (5.0 - 5.99 ac)	4
2.43 ha - 4.04 ha (6.0 - 9.99 ac)	5
4.05 ha or greater (10.0 ac. plus)	5*

\* Plus - the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac.). Example: 5.26 ha (13.0 ac.) = 5+2 = 7 total animal units.

- (4) For the purposes of this Section, "one animal unit" means the following:
  - i. 1 horse, donkey, mule or ass (over one year old), or
  - ii. 2 colts up to one year old, or
  - iii. 2 llama, 3 alpaca or guanaco, or
  - iv. 1 cow or steer (over one year old), or
  - v. 2 calves up to one year old, or
  - vi. 15 chickens, or
  - vii. 10 ducks, turkeys, pheasants, geese or other similar fowl, or
  - viii. 3 sheep or goats, or
  - ix. 20 rabbits or other similar rodents
- (5) For the purposes of this Section, a residential parcel shall be defined as a parcel less than 20 ha (49.4 ac) where the Principal Use is residential in nature.

**Section 24 - Intensive Livestock Regulations**

- (1) The following table establishes the animal unit equivalencies to be applied to the definition of intensive livestock development:

<b>Kind of Animal</b>	<b>Number of Animals Equivalent to One Animal Unit</b>
<u>Swine:</u>	

Sows - Farrow to Weaning (Includes gilts sucking 18 kg (40 lb))	3.0
Feeder Hogs (54 kg (120 lb) average)	5.0
Farrow to Finish	15.0

Cattle:

Dairy Cows	0.8
Beef, Cows or Bulls	1.0
Feeder Cattle	1.5
Calves	5.0

Poultry:

Hens, Cockerels	125.0
Chicks, Broilers	250.0
Turkey Hens	75.0
Turkey Toms	50.0

Miscellaneous

Rams and Ewes plus Lambs	5.0
Lambs	12.0
Horses	1.0
Mink	80.0
Rabbits	40.0
Ratites (Ostrich, Emu, etc.)	2.0

- (2) All development proposals shall be considered and decided upon by the City based upon their individual merit. Consideration should be given to such items as:
  - a) Site selection;
  - b) Waste disposal;
  - c) Distance from roads and watercourses;
  - d) Requirements of the land use district;
  - e) Distance from neighbouring residences.
- (3) Intensive livestock developments shall be considered a discretionary use if proposed within 305 m (1,000 ft.) of an existing neighbouring school, mobile home or single detached house.

#### **Section 25 - Street Vendors**

- (1) Street vendors shall obtain a license from the City for setup on city or private property in a designated area. Vendors must set up and remove their vending vehicles or carts each day.
- (2) Street vending will be restricted to locations approved by Council.
- (3) Temporary licenses may be issued for street vendors at fixed locations in any zoning district for limited time periods that correspond to a seasonal festival or special event. Vendors may leave their vehicles or carts at these fixed locations each day over the duration of the seasonal festival or special event.

#### **Section 26 - Fire and Explosive Hazards**

- (1) Activities or operations involving the storage, utilization or manufacture of materials which decompose by deterioration shall be located, conducted and housed in accordance with appropriate Territorial and Federal Fire and Safety Codes.

#### **Section 27 - Principal Building**

- (1) No more than one principal building shall be placed on any one site except as permitted by this Bylaw.

#### **Section 28 - Temporary Living Accommodation**

- (1) Temporary living accommodation shall be in accordance with the following:
  - a) On notification to the City and written consent of the owner of the property, one recreational vehicle, tent, trailer or camper may be maintained on a parcel of land for not more than 21 consecutive days.
  - b) A temporary living accommodation shall not have an adverse impact on the environment and/or public health, nor shall it adversely affect or interfere with the use, enjoyment and value of neighbouring properties.

- c) Temporary living accommodations shall not be permitted on public land unless otherwise approved by Council.

### **Section 29 - Residential Uses in Callison Industrial Area**

- (1) Residential units in the form of single detached dwelling units, mobile homes and modular homes will be permitted in the Callison Industrial Area as identified on the zoning map for the Klondike Valley.
- (2) Residential units shall be limited to one unit per lot.
- (3) The maximum allowable floor area for a residential dwelling unit shall be 112 m<sup>2</sup> (1200 ft<sup>2</sup>).

### **Section 30 - Demolitions**

- (1) Demolition will only occur after the issuance of a Development Permit for the site.
- (2) Demolition will only be permitted when an application for a development permit for re-development of the site has been approved.
- (3) Demolition of protected buildings and structures less than 40 years old will only be permitted if the proposed replacement would improve the quality of the built environment.
- (4) Demolition of protected buildings and structures more than 40 years old will be demolished only in exceptional circumstances
- (5) An acceptable security equal to the greater of 25% of the value of the proposed development or \$2000 will be required to be posted upon issuance of a Development Permit for a demolition to ensure that the intended re-development proceeds.