

8.14 DIRECT CONTROL HEINSBURG (DC HEINSBURG) DISTRICT

(1) Purpose

The purpose of the Direct Control Heinsburg District is to provide for a range of residential and commercial uses, adapted to the size and shape of some of the lands of the historic Heinsburg townsite, as shown on Registered Plan 4950EO.

(2) Permitted Uses

- a. Accessory Buildings and Uses to Permitted Uses
- b. Basement Suites
- d. Garage Suites
- e. Home Occupations, Minor
- f. Individual Alternate Energy
- g. Manufactured Home (with)
- h. Public Uses
- i. Public Utility Uses and Buildings / Installations
- j. Retail Store
- k. Single Detached Dwellings

(3) Discretionary Uses

- a. Accessory Buildings and Uses to Discretionary Uses
- b. Amusement Establishment, Indoor
- c. Bed and Breakfast Establishments
- d. Day Care Facilities
- e. Duplex Dwellings
- e. Eating and Drinking Establishments
- f. Fourplex
- g. Home Occupation, Major
- h. Institutional Uses
- i. Manufactured Home (without)
- j. Personal Service Shop
- k. Residential Care Facility
- l. Row Houses
- m. Social Care Facilities

(4) Regulations

a. Minimum Lot Features

- i) Area: 348 m² (3,750 ft²);
- ii) Frontage: 9.14 m (30 ft.); and,
- iii) Length: 32 m (105 ft.).

b. Minimum Setback Requirements for All Buildings

- i) Front Yard: 7.7m (25 ft);
- ii) Rear Yard: 7.7m (25 ft); and,
- iii) Side Yard: 1.0m (3.28 ft).

c. Maximum Building Height

- i) Single Detached Dwellings: 10m (32.8ft) and 2 storeys;
- ii) Accessory Buildings: As per Section 7.2 of this Bylaw; and,
- iii) Non-Residential Buildings: 10m (32.8ft) and 2 storeys.

d. Minimum Floor Area: Residential

- i) Single Detached Dwellings: 45 m² (484 ft²);
- ii) Manufactured Home (with) or (without): 45 m² (484 ft²);
- iii) Duplex, Fourplex, Row Houses: 40 m² (430 ft²) per dwelling unit;
- iv) Garage Suite: 30 m² (320 ft²); and,
- v) Basement Suite: Up to 80 % of the basement.

e. Minimum Floor Area: Non-Residential

- i) At the discretion of the Development Authority.

f. Water and Sewer Services

- i) As there are no communal (public or private) water distribution or sewage collection systems within the Hamlet of Heinsburg, all developments in the Direct Control Heinsburg District shall install, onsite, a cistern for water supply and a holding tank for the collection of sewage.
- ii) All cisterns and holdings tanks must be of a size to satisfy the water consumptive and waste disposal requirements of the development being proposed.

g. Recreational Vehicles

- i) A maximum of one (1) recreational vehicle, either mobile or fixed, is allowed on a lot.
- ii) No Development Permit shall be required for the placement of the recreational vehicle on a lot if the recreational vehicle has no accessory buildings or structures, such as porches / decks / roofs, associated with the recreational vehicle.
- iii) A development permit shall be required for the placement of any accessory buildings or structures, such as porches / decks / roofs, associated with the recreational vehicle on the lot.
- iv) The recreational vehicle, referred to in 4(g)(i) above, either mobile or fixed, may

be utilized for temporary residential use during the construction of a dwelling on the same lot as part of a development permit authorizing the construction or placement of the dwelling.

(5) Delegation

Council delegates the Development Authority to the Development Officer for all Permitted Uses and all Residential Discretionary Uses.