

- a) the building is located in the Industrial Light District (I-1), Industrial Heavy District (I-2) or, the Commercial Highway District (C-2), and;
  - b) the building is an accessory on the building on the parcel and is not erected or placed within the front yard of a parcel, unless otherwise approved by the Development Authority.
4. In the Commercial Highway District (C-2), a building that is faced or finished with flexible sheeting capable of being rolled or folded may be erected or placed on a parcel and must be removed after a maximum period of 30 consecutive days from the date of its erection or placement except in the instance of a garden centre which will be allowed for a maximum one hundred and 120 consecutive days from the date of its erection or placement.

#### **4.3 Number of Buildings on a Parcel**

A development permit shall not be issued for more than one main building on an un-subdivided residential parcel, except where it is proposed to develop more than one (1) main building to form a single, unified group of buildings.

#### **4.4 Relocation of Buildings**

1. No person shall:
  - a) place on a parcel a building which has previously been erected or placed on a different parcel, unless a development permit has been issued by the Development Authority;
  - b) alter the location on a building parcel which has been constructed on that parcel unless a development permit has been issued by the Development Authority.
2. In addition to the requirements of Section 3.4(1) of PART TWO, the Development Authority may require an application for a development permit to be accompanied with:
  - a) recent colour photographs showing all sides of the buildings;
  - b) a statement on the age, size and condition of the building;
  - c) a statement prepared and signed by a qualified person on the structural condition of a building, and;
  - d) a statement of proposed improvements to the building.
3. Where a development permit has been granted for the relocation of a building either on the same parcel or from another parcel, the Development Authority may require the applicant to provide a performance bond of such amount to ensure completion of any renovations set out as a condition of approval of a permit.
4. All structural and exterior renovations shall be completed within one year of the issuance of a development permit.

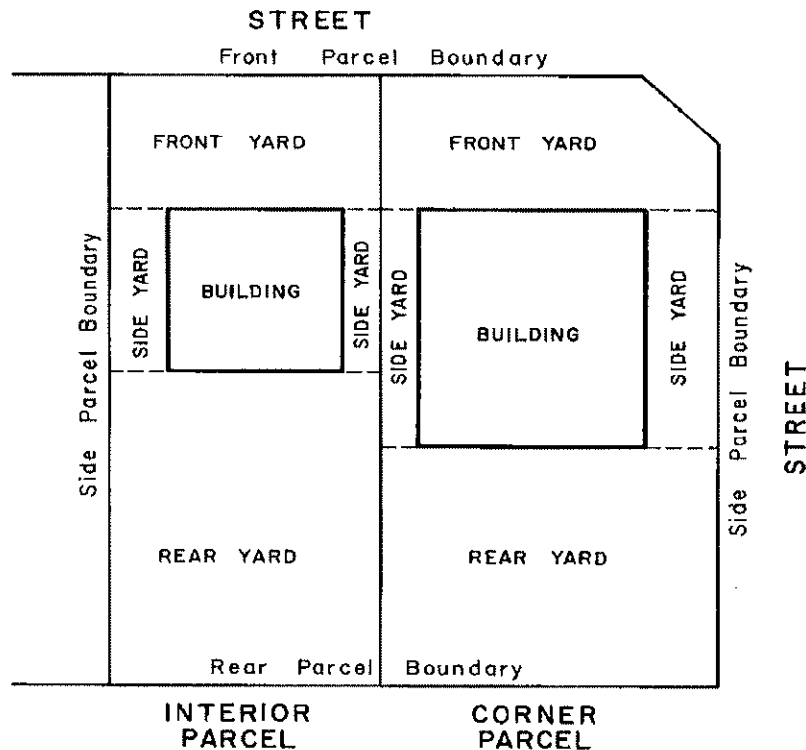
#### **4.5 Building Demolition**

An application to demolish a building shall not be approved without submitting a statement or plan to the satisfaction of the Development Authority, indicating:

- a) how the operation will be carried out to create a minimum of dust and other nuisances;
- b) a traffic control plan approved by the Director of Infrastructure and Property Services;
- c) proof of disconnection of all utilities;

- d) an environment assessment of the building performed by a qualified consultant;
- e) the destination of debris materials;
- f) a work schedule of the demolition and site cleanup;
- g) the final reclamation of the parcel;
- h) A Letter of Credit may be required for the work being carried out.

**YARDS (for illustrative purposes only)**



**5.1 Projection Over Yards**

Except as otherwise provided in this Section, projections of foundation walls and footings, or on piles, are deemed to be part of the building and shall not be considered a projection over a yard.

Those structures complying with the requirements of this Section shall be considered permitted uses.

1. In Residential Districts, structures such as fire pits and/or outdoor fireplaces, eaves, bay or bow windows, unenclosed decks and steps, canopies and balconies may project into a minimum yard provided that the projection does not exceed:
  - a) 1.5 m (4.92 ft) into the minimum front yard;
  - b) one half of the minimum side yard required for the building, unless the site is in a laneless subdivision where Section 5(4) of *Schedule B* shall apply, and;
  - c) 3 m (9.84 ft) into the minimum rear yard.

No part of or attachment to a main building, including unenclosed decks more than 0.6 m (1.97 ft) above grade, shall project into a front or rear yard any closer to the side parcel boundary than the distance in sub-clause (b) above.