

## SECTION 38

### TEMPORARY USE ZONING (T)

#### **38.1 UR2-T1**

"That the lands within the "UR2-T1" zone shown on **Zoning Map Part No. 42** and described municipally as **269 Brock Street North**, may also be used for a Temporary Garden Suite, subject to the following provisions:

(a) Definition:

A Temporary Garden Suite means a residential unit containing a kitchen, bathroom, bedroom, living room and laundry facilities, located on the upper floor of a proposed accessory building;

- (b) That the authorization granted under Section 39 of the Planning Act, shall be in effect for a period of no more than **10** years from the day this By-law comes into effect;
- (c) i) That the minimum lot frontage for the Temporary Garden Suite shall be **22.86m**;
- ii) The minimum setback for the accessory building from the west property line shall be **3.048m**;
- iii) The minimum setback for the accessory buildings from the north property line shall be **1.2 m**;
- iv) The maximum height of the proposed accessory building shall be **4m**. The height of the subject accessory building shall be as determined by maximum height provisions for accessory buildings contained in Zoning By-law No. 8506 in effect on the date the zoning amendment application was approved (February 26<sup>th</sup>, 2001); and
- v) Notwithstanding the provisions of Subsections 6(1) and 8(16), a residential dwelling unit may be temporarily permitted in an accessory building for a period not exceeding **10 years** from the day this By-law comes into effect.
- d) Notwithstanding subsections (b) and (c) v) above, the temporary garden suite use may be permitted for an additional period of three (3) years from the date this amending by-law comes into effect, subject to all of the other provisions

contained in this section.

(58/2011)

## 38.2 **RU1-T2** (See Zoning Map Part 79)

(144/2004)

### 38.2.1 **Permitted Uses**

- (1) A salt brine processing, storage and distribution facility which shall abut **Churchill Line** in the northeast corner of the lands municipally known as **4934 Brigden Road**.
- (2) Those uses permitted in Section 5.1
- (3) Accessory uses which may include one or more salt brine wells

### 38.2.2 **Site Zone Regulations - A salt brine processing, storage and distribution facility**

Site Regulations for the area occupied by the facility

- |     |                         |           |   |
|-----|-------------------------|-----------|---|
| (1) | Facility Site Area:     | (maximum) | <b>0.61ha</b>   |
| (2) | Facility Site Frontage: | (maximum) | <b>55m</b>  |
| (3) | Landscaped Strip:       | (minimum) | <b>3m</b> along the front, side and rear limits of the facility |

Building Setbacks from the limits of the facility

- |     |                   |           |             |
|-----|-------------------|-----------|-------------|
| (4) | Front Yard Depth: | (minimum) | <b>15m</b>  |
| (5) | Side Yard Widths: | (minimum) | <b>4.5m</b> |
| (6) | Rear Yard Depth:  | (minimum) | <b>15m</b>  |

Storage Tank Setbacks from the limits of the facility

- |     |                   |           |             |
|-----|-------------------|-----------|-------------|
| (7) | Front Yard Depth: | (minimum) | <b>50m</b>  |
| (8) | Side Yard Widths: | (minimum) | <b>4.5m</b> |
| (9) | Rear Yard Depth:  | (minimum) | <b>10m</b>  |

### 38.2.3 **All other uses**

The regulations set out in Section 5.2 shall apply as appropriate

### 38.2.4 **Time Period**

This Temporary Use By-law is in effect for a period not exceeding **3 years** from the day of the passing of the by-law.

### 38.3 UR1-T3 (See Zoning Map Part 43)

(14/2010)

#### 38.3.1 Permitted Temporary Use

- (1) A Temporary Men's Mission
- (2) Those uses permitted in Section 7.3.27.1

#### 38.3.2 Site Zone Regulations

- (1) Temporary Use Time Period:  
(maximum) **12 months** from the date of the opening of the Inn of the Good Shepherd homeless shelter. The "opening" is the date they first start accepting persons into the emergency shelter.
- (2) Special Provision: A Men's Mission is defined as a supervised facility for persons requiring temporary shelter. The facility may provide up to 21 beds.
- (3) All Other Regulations: As set out in Subsection 7.3.27.2

### 38.4 RR1-T4 (See Zoning Map Part 51)

(56/2007)

That the lands within the RR1-T4 zone shown on Defined Area Map No. 51 and described municipally as **5717 Telfer Road**, may also be used for a Temporary Garden Suite, subject to the following provisions:

(1) Definition:

A 'Temporary Garden Suite' shall mean a residential unit containing a kitchen, bathroom, bedroom, living room and laundry facilities, located on the upper floor of a permitted accessory building and designed to be portable by virtue of its ability to be restored to a non-residential state;

- (2) Pursuant to Section 39.1 of the Planning Act, this authorization shall be in effect for **ten (10) years**, provided that all other provisions of this Zoning By-law are complied with and a current and valid agreement is in place between the City and the Owner in accordance with the provisions of the Municipal Act;
- (3) that the minimum setback for the garden suite from the north property line shall be a minimum **0.9m** (3 ft.);

- (4) the maximum size of the garden suite shall be **5.49m x 9.134m** (18 ft. x 30 ft.);
  - (5) the maximum height of the garden suite is as it existed on the date of the passing of this by-law;
  - (6) Notwithstanding the provisions of Subsections 3.10 and 6.1, a residential dwelling unit may be temporarily permitted in an accessory building for a period not exceeding ten **(10) years** from the day this by-law comes into effect; and
  - (7) that a building permit not be issued for the establishment of a garden suite, until after the execution of the agreement referenced in subsection (2) above.
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## **38.5** **RU1-T5** (See Zoning Map Part 77)

*(154/2007)*

### **38.5.1** **Permitted Uses**

- (1) A temporary office and construction headquarters for a proposed solar farm in an existing dwelling;
- (2) The temporary testing of mock-ups of the pre-cast concrete mounting slabs and solar arrays;
- (3) Those uses permitted in Section 5.1.

### **38.5.2** **Site Zone Regulations**

The regulations set out in Section 5.2 shall apply

### **38.5.3** **Time Period**

This Temporary Use By-law is in effect for a period not exceeding **3 years** from the day of the passing of the by-law

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