

THE SUMMER VILLAGE OF ARGENTIA BEACH, ALBERTA

BYLAW NO. 154

THE LAND USE BYLAW OF THE SUMMER VILLAGE OF ARGENTIA BEACH

Incorporating amendments up to and including Bylaw 220

(Note: All persons making use of this consolidation are reminded that it has no legal sanction, that the amendments have been embedded for convenience of reference only, and that the original Bylaws should be consulted for all purposes of interpreting and applying the Bylaw. This consolidation does not contain maps, charts, drawings or other such illustrations contained in the original Bylaws)

Pursuant to the Municipal Government Act, the Council of the Summer Village of Argentia Beach in the Province of Alberta, duly assembled, hereby enacts as follows.

1. **Purpose**

The purpose of this bylaw is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, among other things,

- 1.1 to divide the municipality into districts;
- 1.2 to prescribe and regulate for each district the purposes for which land and buildings may be used;
- 1.3 to establish the office of Development Authority;
- 1.4 to establish a method of making decisions on applications for development permits including the issuing of development permits;
- 1.5 to prescribe a procedure to notify owners of land likely to be affected by the issue of a development permit; and
- 1.6 to establish a system of appeals against the decisions of the Development Authority.

2. **Interpretation**

In this bylaw:

- 2.1 *Act* means the Municipal Government Act.
- 2.2 *Accessory Building* means a building separate and subordinate to the main building, the use of which is incidental to that main building and is located on the same lot.

- 2.3 *Bed and breakfast operation* means a commercial business, accessory to the private use of a residence, which provides guest accommodation and where one daily meal is provided to registered guests. [Bylaw 220]
- 2.4 *Council* means the Council of the Summer Village of Argentia Beach.
- 2.5 *Discretionary Use* means the use of land or a building provided for in this bylaw for which a development permit *may* be issued upon an application having been made.
- 2.6 *Dwelling* means any building or structure used primarily for human habitation and which is supported on a permanent foundation or base extending below ground level, but does not include mobile homes of any kind.
- 2.7 *Fabric covered structure* means a structure with a light frame, normally tubular metal or plastic, which is covered by canvas or other removable sheeting. [Bylaw 220]
- 2.8 *Floor area* means the total area of all floors of all buildings including accessory buildings located on any lot, excluding the area of basement floors.
- 2.9 *Front Property Line* means the property line closest to the shore of Pigeon Lake.
- 2.9.1 Where the plan of subdivision which created a lot shows the lot extending to the edge of the water with *no intervening ownership*, the property line is either:
- 2.9.1.1 the shore of the lake as shown on that plan of subdivision, or
- 2.9.1.2 the present high water mark as defined by the Public Lands Act
- whichever is further from the lake.
- 2.9.2 Where the plan of subdivision which created the lots *shows an intervening ownership* between the lot and the waters of Pigeon Lake, the property line is either:
- 2.9.2.1 the boundary of the lot as shown on the plan of subdivision, or
- 2.9.2.2 the present high water mark as defined by the Public Lands Act
- whichever is further from the lake.
- 2.10 *Grade* of a lot means
- the elevation of the crown of the road adjacent to that lot, or
- the average elevation of the two adjacent lots.
- whichever is lower.

The grade of an adjacent lot is defined as the average elevation of the landscaped ground level at the corners of the main building on the adjacent lot.

If the owner of the adjacent lot will not allow Summer Village officials on to the property to measure grade, the elevation of the crown of the road will be used as grade for that lot.

The drawing labelled Figure 2 and attached to this Bylaw is added to Bylaw No.173 for the purpose of illustration only.

- 2.11 *Guest House* means a permanent building which has sleeping accommodation and may have a bathroom, but does not have cooking facilities, and is not intended to be used as a self-contained dwelling, but which provides overflow accommodation for the main dwelling on the lot.
- 2.12 *He, him, she, her, they, and them* are to be read interchangeably as the context requires.
- 2.13 *Home business* means a business carried on in a dwelling which
- 2.13.1 is not visited by a significant number of clients,
- 2.13.2 does not change the external appearance or residential character of the dwelling except for one sign no larger than one square metre, and
- 2.13.3 is carried on only by the residents of the dwelling.
- 2.14 *Lot* means an individual lot for which a title has been issued, or, where two or more lots are 'tied' for assessment purposes, or are included in a single title, the area encompassed by the several lots.
- 2.15 *Main Building* means a building in which is conducted the main or principal use of the site on which it is erected.
- 2.16 *Modular building* means a new building, built in a factory and transported to a site to be permanently installed on a foundation, and which appears indistinguishable in design and finish from a structure built on site. This definition does not include manufactured homes or mobile homes, which are not allowed in the municipality.
[Bylaw 220]
- 2.17 *Municipality* means the Summer Village of Argentia Beach.
- 2.18 *Permitted Use* means the use of land or a building provided for in a land use bylaw for which a development permit *shall* be issued upon an application having been made.
- 2.19 *Recreational Vehicle* means a mobile unit that is designed to be used as temporary living or sleeping accommodation, and includes but is not limited to holidays trailers, tent trailers, truck campers, vans, and motor homes, but does not include mobile homes.

- 2.20 *Temporary building* means a building which will be removed within a year of its being erected. Note that this is not the same as a fabric covered structure, and not the same as the definition in the Alberta Building Code. [Bylaw 220]
- 2.21 *Yard* means that part of a lot upon or over which no main building is erected.
- 2.22 *Yard, Front* means a yard extending across the full width of the lot from the front property line of the lot (the side closest to the lake) to the front wall of the main building on the lot.
- 2.23 *Yard, Side* means a yard extending from the side wall of the main building to the side property line.
- 2.24 *Yard, Rear* means a yard extending across the full width of the lot from the rear property line of the lot to the rear wall of the main building on the lot.
- 2.25 All other words and expressions have the meanings respectively assigned to them in the Act.

3. **Establishment of Districts**

- 3.1 For the purpose of this bylaw the municipality is divided into the following districts:

R	Residential
G	Green Belt

as shown on the map attached as Schedule "A", which forms part of and has full force of this bylaw.

- 3.2 In case of doubt as to the boundaries of a land use district, the decision of Council, in the form of a resolution, shall govern.

4. **Regulations**

Schedule A (the map of land use districts), Schedules B, and C (setting out the regulations for land use) and Figure 1 (illustrating the setbacks required between buildings and property lines) form part of and have full force of this bylaw. [Bylaw 220]

5. **Development Authority**

- 5.1 The office of Development Authority is hereby established and shall be filled by a person or persons appointed by resolution of the Council. If no person is appointed, the Chief Administrative Officer shall act as Development Authority.
- 5.2 The Development Authority shall

- 5.2.1 receive, consider and decide on applications for a development permit,
 - 5.2.2 make available for inspection
 - 5.2.2.1 a copy of this bylaw as amended, and
 - 5.2.2.2 a register of all applications including the decisions rendered on them and the reasons therefor,
 - 5.2.3 ensure that copies of this bylaw can be purchased by the public at a reasonable cost,
 - 5.2.4 carry out the duties prescribed in the Act with regard to appeals or, designate a person to do the same, and
 - 5.2.5 perform such duties as are established to enforce this bylaw in conformance with the Act.
- 5.3 For the purposes of section 542 of the Act, the person holding the office of Development Authority is a *designated officer* of the municipality.
- 5.4 Section 2 of Bylaw 138 is repealed.
- 6. Subdivision and Development Appeal Board**
- 6.1 The Subdivision and Development Appeal Board established by Bylaw 138 shall hear and decide on appeals against a decision (or lack of decision) of the Development Authority.
- 6.2 Section 5(1) of **Bylaw 138** is amended to read:
- "5(1) The Board shall consist of three members of the public, none of whom shall be a councillor of the municipality."
- 7. Control of Development**
- 7.1 No development other than that designated in section 8 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- 7.2 For the purposes of this section, signs, posters, billboards, and fabric covered structures are deemed to be developments. *[Bylaw 220]*
- 7.3 Despite section 7.2, no development permit is required for a fabric covered structure erected after 30 September and removed before 1 May and used to shelter boats during winter months. *[Bylaw 220]*

8. Development Not Requiring a Development Permit

- 8.1 No development permit is required for the completion and use of a development which was lawfully under construction at the date this bylaw comes into effect.
- 8.2 No development permit is required for the continuation of a lawful use of building or land which was in effect at the date this bylaw comes into effect.
- 8.3 No development permit is required for normal maintenance or repair to any building or public utility provided that such works do not include structural alterations or major renovation.
- 8.4 No development permit is required for the construction and maintenance of gates, fences, walls or other means of enclosure less than 1 metre in height in a front yard and 2 metres in height elsewhere (see also section 5 of Schedule B).
- 8.5. No development permit is required for the construction of patios and exterior steps.
- 8.6 No development permit is required for a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a permit has been issued under this bylaw, but this exemption does not extend to fabric covered structures. *[Bylaw 220]*

9. Non-Conforming Buildings and Uses

If a building or land use is not allowed for in this bylaw, but was legally in existence at the date of passage of this bylaw, it may continue legally as a non-conforming use pursuant to section 643 of the Act.

10. Permission for Development

- 10.1 An application for a development permit shall be made to the Development Authority in writing in the appropriate form, stating the legal description of the property, and shall be accompanied by:
 - 10.1.1 a site plan, to scale, showing the proposed front, rear, and side yards, locations of all existing buildings, and any provision for off-street loading and vehicle parking and access and egress points to the site;
 - 10.1.2 evidence that the lot corners, and the position of the proposed building, have been located and marked by an Alberta Land Surveyor. *[Bylaw 220]*
 - 10.1.3 floor plans, elevations and sections, including all height and horizontal dimensions;

- 10.1.4 if requested by the Development Authority, an elevation drawing showing, from the viewpoint of the lake and/or the road, the proposed building in relation to the existing buildings on the subject and neighbouring lots;
 - 10.1.5 a statement of use;
 - 10.1.6 a statement of ownership of land and interest of the applicant therein;
 - 10.1.7 the estimated commencement and completion dates;
 - 10.1.8 the estimated cost of the project or contract price; and
 - 10.1.9 the required application fee.
- 10.2 The Development Authority shall receive, consider and decide on all applications for a development permit, and shall render a decision in writing and mail or otherwise deliver it to the applicant.
- 10.3 In making a decision the Development Authority may approve the application unconditionally, or impose conditions considered appropriate, permanently or for a limited period of time, or refuse the application.
- 10.4 When the Development Authority refuses to issue a development permit, he must give reasons.
- 10.5 Council may require with respect to a development that as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities, or to pay an off-site levy or redevelopment levy imposed by bylaw; and may require that a performance bond or letter of credit be deposited with the Development Authority to reimburse the municipality for any damage caused to local improvements as a result of development, or to ensure that the development is completed in accordance with the development permit.
- 10.5.1 As a condition of issuing a development permit, the Development Authority may require the applicant to post a \$10,000 bond to cover the cost of repairing roads and other municipal improvements damaged as a result of the work authorized in the permit. *[Bylaw 220]*
- 10.6 When an application for a development permit has been refused initially or on appeal, the Development Authority may, at his discretion, refuse to accept another application for a permit on the same property and for the same or similar use of land by the same or any other applicant for 6 months after the date of the previous refusal, unless the circumstances have changed substantially.
- 10.7 In the case where a proposed specific use of land or a building is not provided for in any district in the bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for that district in Schedule C, and in this regard the Development Authority has the

discretion allowed by section 640(6) of the Act; but the Development Authority may do this only if the neighbours immediately affected give their consent in writing.

10.8 The Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this bylaw if, in his opinion,

10.8.1 the proposed development would not

10.8.2 unduly interfere with the amenities of the neighbourhood, or

10.8.3 materially interfere with or affect the use, enjoyment or value of neighbouring properties, and

10.8.4 the proposed development does not conflict with the use prescribed for the land or building in the bylaw.
but the Development Authority may do this only if the owners of adjacent land give their consent in writing.

and this power extends to non-conforming buildings pursuant to Section 643(5)(c) of the Municipal Government Act. *[Bylaw 220]*

10.9 Before approving a permit

10.9.1 for a discretionary use of land, or

10.9.2 under sections 10.7 or 10.8 above, or

10.10.3 which involves a relaxation of any part of the bylaw,

the Development Authority shall give written notice of the proposed development to the owners of all property within 60 metres of the proposed development, both inside and outside the municipality. *[Bylaw 220]*

10.10 After giving notice as required under section 10.9 above, the Development Authority shall wait 14 days to receive the comments of those people who were notified.

10.11 In deciding on the application, the Development Authority shall consider all concerns reported to him.

10.12 The Development Authority shall mail a copy of his decision to the persons notified under section 10.9 above.

10.13 An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not issued by the Development Authority within 40 days, and the person claiming to be affected may appeal in writing as provided for in this bylaw as though the application had been refused.

10.14 A permit issued under sections 10.7 or 10.8 above, or for a discretionary use, shall not come into force for 14 days after the date of its issue, and during this time any

person claiming to be affected by the proposed development may appeal the decision of the Development Authority.

10.15 Notwithstanding section 10.14 above, a development permit comes into effect immediately if it is issued for a permitted use, and in respect of which the bylaw has not been waived or relaxed or misinterpreted.

10.16 If a valid appeal is filed against a development permit, the permit is suspended until the appeal is heard or abandoned.

11. **Validity of Permits**

If the development authorized by a permit is not commenced within 6 months from the date of issue, or if, having commenced, work ceases for six months, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.

12. **Appeals**

The procedure for appeal against the decision of the Development Authority is laid down in section 686 of the Act.

Note: there is no appeal against a permit for a permitted use which conforms in every way with this bylaw (section 685(3) MGA).

13. **Decision of the Appeal Board**

13.1 The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within 15 days of the conclusion of the hearing.

13.2 A decision by the Subdivision and Development Appeal Board is final and binding subject only to an appeal upon a question of jurisdiction or law pursuant to section 688 of the Act.

14. **Contravention**

14.1 Where the Development Authority finds that a development or use of land or buildings is not in accordance with:

14.1.1 The Act or regulations under the Act, or

14.1.2 a development permit or subdivision approval, or

14.1.3 this bylaw,

he may proceed in accordance with sections 645 and 646 of the Act.

14.2 Contravention of this bylaw is an offence and is subject to a fine pursuant to section 566 of the Act.

15. **Amendments**

15.1 A person who has a registerable interest in land within the municipality, or whose name appears on the assessment roll or on the list of electors, may apply to have this bylaw amended, by applying in writing, furnishing reasons in support of the application, and paying the appropriate fee.

15.2 Council may at any time initiate an amendment to this bylaw.

15.3 An application to change the districting of any land may be initiated only by the owner of that land, or by Council.

16. **Metric and Imperial Measure**

In accordance with Alberta practice, all dimensions and areas in this bylaw are stated in metric measure. Imperial equivalents are given for convenience and may not be precise. In case of conflict, the metric measure shall govern.

17. **Continuation of Conditions**

A condition attached to a development permit issued under a former land use bylaw continues under this bylaw.

18. **Suspension of Existing Controls**

Bylaws 59, the former Land Use Bylaw, and Bylaw 107, amendments to Bylaw 59, are repealed.

19. **Fees and Forms**

Fees and forms referred to in this bylaw shall be established by resolution of council.

20. **Date of Commencement**

20.1 Insofar as it affects land within the municipal boundary defined by Ministerial Order 9/67, this bylaw comes into effect on the date of third reading.

20.2 Insofar as it affects other land, this bylaw comes into effect on the date on which that land is annexed to the municipality.

READ a first time on 13 February 1997

READ a second time on 13 May 1997

READ a third time and finally passed on 13 May 1997

Mayor

Chief Administrative Officer

Amended By Bylaw No, 160, Nov.25/97

Amended By Bylaw No.172, May 30/00

Amended by Bylaw No.173, Oct.10/00

Amended by Resolution No. 01-17, Apr.24/01 (later included in Bylaw 220)

Amended by Resolution No. 01-50, Oct .23/01 (later included in Bylaw 220)

Amended by Bylaw 220, August 11, 2010

SCHEDULE "A": LAND USE DISTRICTS

SCHEDULE "B": REGULATIONS FOR ALL LAND USE DISTRICTS

1. Design and Appearance Of Buildings

The Development Authority may, as a condition of issuing a development permit, require changes in the design, appearance and placement of a building to ensure that it is compatible with the surrounding buildings and the accepted standards of the community.

2. Grading and Drainage

2.1 No land shall be filled or raised, and no grading or drainage may be undertaken, unless a development permit has been issued.

2.2 Despite subsection 2.1, the owner of a lot may re-grade the lot without obtaining a development permit if he has the written agreement of the owners of the immediately adjacent lots.

2.3 Water shall not be allowed to flow from one lot to another unless a drainage scheme is agreed in writing between the two owners and the municipality.

2.4 A development application for a new building shall contain a grading and drainage plan.

3. Moved-In Buildings

3.1 A person making application to move an existing building into the municipality as an accessory building shall:

3.1.1 make the usual application for a development permit;

3.1.2 provide photographs showing all sides and the general condition of the building; and

3.1.3 state the present location and use of the building.

3.2 The Development Authority may, at his discretion, inspect the building, or cause the building to be inspected by a person he so appoints, and may issue a Development Permit subject to the condition that the building be improved once it is moved on site.

3.3 The Development Authority may require the developer to provide cost estimates for the works deemed necessary and may require the developer to provide a bond for specific performance of the works within a specific period of time.

4. Signs

- 4.1 All signs other than the following require a development permit:
- 4.1.1 One sign, of not more than one square metre in area, advertising for sale the property on which it stands.
 - 4.1.2 One name plate, not exceeding one square metre in area, giving the name of the owner, and/or the name of the property, and/or the municipal address, and/or other pertinent information.
 - 4.1.3 Signs protected by section 2(b) of the Constitution Act (Canada).
- 4.2 A sign which is a hazard to persons or traffic, or which applies to a past event, shall be removed immediately.

5. **Screening And Fencing**

- 5.1 No fence or screen shall be higher than 2 metres (7 feet) above grade.
- 5.2 Fences in that part of a lot lying in front of the front wall of the principal building on a lot shall be no higher than 1 metre above the level of the ground at that point.

6. **Flood Risk**

The development officer shall determine the elevation of the once in 100 years flood, and shall attach that information to all development permits, together with a warning that people undertaking construction below that elevation should take appropriate measures to flood-proof buildings. *[Bylaw 220]*

SCHEDULE "C": REGULATIONS FOR SPECIFIC LAND USE DISTRICTS

1. Regulations For the Residential District

1.1 Permitted Uses

The following uses are permitted in the Residential district:

- 1.1.1 Single family dwellings of new, conventional construction, limited to one per lot.
- 1.1.2 Accessory uses such as garages, storage sheds, saunas, boathouses, and utility installations.
- 1.1.3 Municipally-owned park and recreational land.
- 1.1.4 Guest houses, limited to one per lot and subject to section 1.9 below.
- 1.1.5 Unattended utility installations.
- 1.1.6 Municipally owned park land.

Attention is drawn to section 1 of Schedule B, under which the Development Authority may require changes to a design if in his opinion a proposed development is not compatible with the surrounding buildings and the accepted standards of the community.

1.2 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- 1.2.1 Home businesses which, in the opinion of the Development Authority, will have no deleterious effect on the value or enjoyment of neighbouring properties.
- 1.2.2 The parking and use of recreational vehicles, subject to section 1.8 below.
- 1.2.3 Moved-in buildings *[Bylaw 220]*
- 1.2.4 Modular buildings *[Bylaw 220]*
- 1.2.5 Bed and breakfast operations with no more than four guest rooms, run by the resident owners of the property, operated in such a manner as to preserve the residential character and appearance of the building, and having sufficient on-site parking stall for guests and family. *[Bylaw 220]*
- 1.2.6 Fabric covered structures *[Bylaw 220]*

1.3 Lot Dimensions and Areas

1.3.1 All lots created for residential use after the date of adoption of this bylaw shall have a mean width of no less than 15.24 metres (50 feet).

1.3.2 The minimum lot width required by this bylaw shall not prevent

1.3.2.1 the adjustment of a property line where no additional lots are being created, or

1.3.2.2 The re-subdivision of a lot formed by the consolidation of two previously existing lots.

1.4 Location Of Buildings

1.4.1 *Front and rear yards:* Unless otherwise permitted below, all buildings shall be located so that the outside of the footings is at least 6 metres from the front and rear property lines. In case of doubt, the Development Authority may require a real property Report after the footings have been poured but before framing is started. [Bylaw 220]

1.4.2 *Side yards, main buildings:* Unless otherwise permitted below, main buildings shall be located so as to give a side yard setback of 2.3 metres for a one storey building and 3.05 metres for a two storey building. [Bylaw 220]

1.4.3 *Side yards, accessory buildings:* A multi-story accessory building shall be located with side yards as required for main buildings. A single storey accessory building shall have a side yard of at least 1.5 metres (5 feet).

1.4.4 *Encroachment into yards:* Eaves, bay windows, chimneys, and extensions cantilevered beyond the building footings may encroach into a yard by no more than 0.6 metres (24 inches).

1.4.5 *Exterior steps:* Exterior steps may be constructed in a yard provided that they are no closer than 1 metre to a side property line.

1.4.6 *Location of decks:* If any part of a deck or patio is more than 0.3 metres (1 foot) above grade, it is governed by the same yard and setback requirements as a building.

1.4.7 *Location of garages:* A garage may be located within 1 metre of the rear property line if the main doors do not face the road. Where the main doors face the road, the garage may be located within 3 metres (10 feet) of the rear property line.

1.4.8 *Buildings in front yards:* No accessory building shall be located in a front yard.

1.4.9 *Fire separations:* Every building served by electricity or a heating system shall be located at least 3 metres (10 feet) from every other building unless a waiver has been obtained under the Alberta Building Code.

1.4.10 *Additions:* A building or structure which does not share footings with the main building on a lot is deemed to be an accessory building even if it is connected to the main building by a roof, breezeway, deck, patio, or other at-grade or above-grade connection.

Figure 1 illustrates the setbacks required under this section.

1.4.11 In calculating building setbacks under sections 1.4.1 to 1.4.9 above, concrete pads, at-grade patios, and decks no higher than 0.6 metres above grade are deemed not to be part of a building. *[Bylaw 220]*

1.5 *[Deleted by Bylaw 220]*

1.6 Site Coverage

1.6.1 The combined ground floor area of all buildings on a lot shall be no more than 35% of the total area of the lot.

1.6.2 The areas of concrete pads and at-grade patios, and uncovered decks no more than 0.6 metres above grade, shall not be included when the area of a building is calculated.. *[Bylaw 220]*

1.7 Height of Buildings

No building shall exceed 8.5 metres (28 feet) in height, measured from grade to the roof peak, excluding chimneys and aerials.

1.8 Recreational Vehicles

1.8.1 Except as permitted under 1.8.4 below, only one recreational vehicle shall be situated on a lot at any one time.

1.8.2 No permit is required for the first seven days in each year that a recreational vehicle is parked on a lot.

1.8.3 A recreational vehicle may be parked on a lot for a period in excess of seven days in each year provided that a temporary annual development permit is obtained.

- 1.8.4 Upon receiving two weeks notice, the Development Authority may issue a permit allowing more than one recreational vehicle on a lot for an extraordinary event such as a family reunion.
- 1.8.5 A single recreational vehicle may be stored or parked if the owner of both the lot and the recreational vehicle have been issued with a temporary annual development permit, but the vehicle shall not be occupied for more than three weeks per year while standing on the lot.
- 1.8.6 All recreational vehicles shall be located in the rear of the lot.
- 1.8.7 Notwithstanding section 1.8.5 above, a recreational vehicle may be placed on a lot and used as the principal dwelling while a permanent dwelling, for which a development permit has been issued, is under construction.

1.9 Guest Houses

- 1.9.1 Guest houses shall be of new, conventional construction and good appearance.
- 1.9.2 Guest houses shall not be constructed in the front yard of the lot, in front of the front walls of the main buildings on the two immediately adjacent lots.
- 1.9.3 Guest houses shall have only one storey unless they are built over a garage.
- 1.9.4 Sleeping accommodation in or above a garage or any other accessory building is deemed to be a guest house and where such accommodation exists, no free-standing guest house shall be constructed on the lot.

2. **Regulations for the Green Belt District**

2.1 Permitted Uses

The following uses are permitted in the Green Belt district:

- 2.1.1 Parks and recreation areas
- 2.1.2 Unattended utility installations
- 2.1.3 Municipal uses

2.2 Other controls

The Development Authority may impose such conditions as he sees fit to ensure that the Green Belt lots are used and maintained in accordance with the restrictive covenant which governs their use.