

Bylaw No. 2015-06

**BYLAW NO. 2015-06
TOWN OF RAINBOW LAKE
PROVINCE OF ALBERTA**

A Bylaw of the Town of Rainbow Lake, in the province of Alberta, for the purpose of amending the Town of Rainbow Lake Land Use Bylaw No. 2014-04, as amended.

WHEREAS the Council of the Town of Rainbow Lake, in the Province of Alberta, has adopted the Town of Rainbow Lake Land Use Bylaw No. 2014-04, and

WHEREAS Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, a Council may amend a Land Use Bylaw, and

WHEREAS The Council of the Town of Rainbow Lake, in the Province of Alberta, deems it necessary to amend the Town of Rainbow Lake Land Use Bylaw No. 2014-04 for the purposes of revising manufactured home regulations and provisions, regulating and controlling the location of propane cylinders and tanks, adding additional provisions related to explosive hazards; revisions to the height of buildings and moving the Forms Schedules to the Appendices,

NOW THEREFORE, the Council of the Town of Rainbow Lake, in the Province of Alberta, DULY ASSEMBLED, hereby ENACTS as follows:

- 1. Move Schedule A Forms to the Appendices.**
- 2. Delete all references to Development Officer and replace with Development Authority.**
- 3. Replace the definition "MOBILE HOME," in Section 1.4, with the following definition: "MANUFACTURED HOME" means a development of a transportable dwelling unit that is built off-site. It is designed to be transported on its own wheels or on a chassis and upon arriving at the site for placement is, apart from incidental operations such as installation of foundation supports and connections of utilities, ready for year round occupancy. This definition does not apply to recreational vehicles or industrial camp trailers. A manufactured home meets any one of the following design criteria:**
 - (1) Is supported by a steel frame;**
 - (2) Has a roof pitch of less than 1:4;**
 - (3) The eaves are equal to or less than 30.4 cm (1.0 ft.);**
 - (4) The length to width ratio of the unit is more than 3:1.**

Bylaw No. 2015-06

4. Replace the definition “MODULAR BUILDING,” in Section 1.4, with the following definition:
“MODULAR BUILDING” means a development that is built off-site and designed to be transported and assembled on a permanent foundation at the building site. Upon arriving at the site for placement is, apart from incidental operations such as installation of foundation supports and connections of utilities, ready for year round occupancy. A modular building may include residential, commercial, industrial and institutional buildings. This definition does not apply to manufactured homes, recreational vehicles or industrial camp trailers.
5. Remove the term and definition for “MOBILE PARK” and “MOBILE PARK LOT” from Section 1.4.
6. Add the following definition to Section 1.4:
“RECREATIONAL VEHICLE PARK” means a parcel of land under single title, which is managed by an operator and which has been designed for the placement of two or more recreational vehicles on recreational vehicle park lots for transient occupancy. A residential dwelling for management purposes may be permitted.
7. Add the following definition to Section 1.4:
“RECREATIONAL VEHICLE PARK LOTS” means a leasable or rentable portion of land within a recreational vehicle park, reserved for the placement of a recreational vehicle for transient occupancy.
8. Replace the term “Mobile Home” with the term “Manufactured Home” throughout the document.
9. Delete Section 6.4(4) and replace with the following, as well as replacing the entire Section 5.6 Mobile Homes with the following section:
5.6 MANUFACTURED HOMES
 - (1) Before a development permit is issued for a manufactured home, the Development Authority shall receive verification that the home fully complies with the Alberta Building Code (ABC) and either the CSA Z240 MH National Manufactured Home Standard or CSA A277 Procedure for Factory Certification of Buildings Standard. If the CSA Z240/A277 sticker or the Alberta Municipal Affairs sticker verifying compliance to the ABC is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.
 - (2) Should an inspection by an Alberta Safety Codes Officer be required, and should the inspection indicate that upgrades to the manufactured home are necessary to bring the home into compliance with the CSA Z240/A277 standard or the ABC, all required upgrades shall be made before the issuance of a development permit.

Bylaw No. 2015-06

- (3) In addition to the requirements of subsection (1) and (2) above, a manufactured home must meet the following aesthetic regulations:**
- (a) The height of the main floor above grade shall be consistent with the height of the main floor of dwellings in the immediate area.**
 - (b) The roof pitch shall be consistent with the roof pitch of dwellings in the immediate area.**
 - (c) Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and be in good condition.**
 - (d) Minimum roof overhang or eaves should be consistent with the overhang or eaves of dwellings in the immediate area.**
 - (e) The undercarriage of a manufactured home shall be completely screened from view by fireproof skirting or by such other means satisfactory to the Development Authority.**
 - (f) The design of each manufactured home shall ensure the side or end of the building facing the street contains a front door, and/or windows in quantity and size to provide a strong visual connection between the building and the street.**
 - (g) Every manufactured home shall be placed on a full perimeter foundation that complies with the ABC unless the manufactured home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be utilized.**
 - (h) The full perimeter foundation or the skirting utilized on an alternative skirting foundation should be parged in order create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate area.**
 - (i) All accessory structures, additions, porches, and skirting shall:**
 - (i) be of a quality and appearance equivalent to that manufactured home;**
 - (ii) be considered as part of the main building; and**
 - (iii) be erected only after obtaining a development permit.**

Bylaw No. 2015-06

- (j) For the purposes of storage, any domestic equipment or seasonally used equipment shall be stored in adequate covered storage or screening, either individually on the lot or communally, and shall conform to the Alberta Building Codes (ABC) standards.**
- (k) The following regulations also apply to manufactured home uses located in residential subdivisions and manufactured home parks:**
 - (i) All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or similar connectors to the foundation or base.**
 - (ii) The property is to be grassed and landscaped within one (1) year from the date of issue of the development permit.**
 - (iii) Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Authority.**
- (4) The hitch and wheels are to be removed from the manufactured home.**
- (5) The property is to be grassed and landscaped within one (1) year from the date of issue of the development permit.**
- (6) Any required aesthetic upgrades to the manufactured home must be completed before the issuance of the development permit. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the manufactured home on a site.**
- (7) Used manufactured homes over the age of 5 years under consideration or relocation on a parcel shall meet the following criteria:**
 - (a) not be older than 10 years of age;**
 - (b) enclosed by a peaked roof;**
 - (c) be architecturally similar to existing dwellings in the vicinity of the proposed development.**
- (8) Manufactured homes shall be located in areas free from shifting due to frost and readily accessible to municipal or private water servicing.**
- (9) Each Manufactured Home Park Lot shall be provided with a horizontal, stable parking apron suitable for blocking and levelling.**

Bylaw No. 2015-06

- (10) With the exception of driveways, no accessory building or use shall be located in the front yard of any residential district.

10. Replace the entire Section 5.7 Modular Buildings, with the following section:

5.7 MODULAR BUILDING

- (1) Any development for a modular building is considered discretionary.
- (2) Before a development permit is issued for a modular building, the Development Authority shall receive verification that the building fully complies with the Alberta Building Code (ABC) and CSA A277 Procedure for Factory Certification of Buildings Standard. If the CSA A277 sticker or the Alberta Municipal Affairs sticker verifying compliance to the ABC is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.
- (3) Should an inspection by an Alberta Safety Codes Officer be required, and should the inspection indicate that upgrades to the modular building are necessary to bring the building into compliance with the CSA A277 standard or the ABC, all required upgrades shall be made before the issuance of a development permit.
- (4) A proposed modular building shall be architecturally similar to existing buildings in the vicinity of the proposed development, including its exterior finish, roofline, size, scale, placement on site, to the satisfaction of the Development Authority.
- (5) Modular homes shall be securely fastened and placed on a permanent foundation.
- (6) A modular single-detached dwelling placed in the R-1, RMH1 or RMH2 District shall have a front door and a minimum of one window facing the street to provide a strong visual connection between the building and the street.
- (7) The quality of the completed modular construction shall be consistent with the quality of the other structures in the area.

11. Remove Section 6.4(8) and replace with Section 5.11 RECREATIONAL VEHICLE PARK within Part 5 SPECIAL LAND USE PROVISIONS; renumber Section 5.11 to 5.12

5.11 RECREATIONAL VEHICLE PARK

Bylaw No. 2015-06

- (1) Every park owner shall maintain, on their own property, a treed buffer that shall not be less than 3.0 m (10 ft.) in width along the park boundaries.**
- (2) For parks containing over 50 lots, two separate means of access shall be provided and may be in the form of a boulevard road with a central dividing strip, so that in the event of a blockage on one side, the other side is accessible for emergency vehicles.**
- (3) The park owner shall ensure that the site complies with Minimum Housing and Health standards.**
- (4) All recreational vehicles shall be located on lots defined on the site plan for the park.**
- (5) Prior to the location of recreational vehicles in the park, the park owner shall submit a site plan and landscape plan in conformance with development permit requirements.**
- (6) Prior to the location of recreational vehicles in the park, the owner shall submit a drainage plan, clearly indicating how storm water is to be managed on site.**
- (7) All lots shall be serviced by a public water and sanitary sewer system in accordance with Alberta Environment and Parks regulations.**
- (8) The park operator shall provide on-site containerized and appropriately screened/enclosed garbage collection facilities or garbage cans for the storage of garbage and refuse awaiting final disposal. Such location shall be indicated on the site plan submitted with the application for development permit and shall be in conformance with the following requirements:**
 - (a) Located at a sufficient distance from Recreational Vehicles to mitigate odour impacts;**
 - (b) Located adjacent to private road with convenient access to visitors;**
 - (c) Located with easy access to public road for garbage and refuse removal.**
- (9) All areas of the park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other development facilities including playgrounds, shall be landscaped by the developer.**
- (10) Outdoor lighting in the park shall conform to the development agreement.**

Bylaw No. 2015-06

- (11) Signs shall be of a character that fit within the context of the area including size, height and style, satisfactory to the Development Authority.**
- (12) Vehicular and pedestrian areas shall conform to the following:**
- (a) All park roads shall be constructed to the Town's specifications to accommodate their proposed use;**
 - (b) One off-street parking space per unit shall be provided either on the recreational vehicle lot or in small communal parking areas as identified on the site plan;**
 - (c) Internal pedestrian walkways, shall be provided with a minimum surface width of 0.9 m (3 ft.);**
 - (d) The park owner shall be responsible for the removal of snow from all internal pedestrian walkways and vehicular parking areas, excluding individual parking spaces located in the Recreational Vehicle Park.**
- (13) Lot Requirements:**
- (a) The following regulations shall apply to Recreational Vehicle Park lots:**
 - (i) Each lot shall be clearly defined on the ground by permanent flush stakes, markers or other means, and permanently marked with a site number for identification purposes;**
 - (ii) Each lot shall be provided with a horizontal, stable, parking apron suitable for parking and/or blocking and levelling;**
 - (iii) Recreational Vehicles shall be sited on parking aprons and shall be within the boundaries of the lot;**
 - (iv) The Recreational Vehicle Park owner shall ensure that each Recreational Vehicle is placed within the building envelope, levelled, and can be blocked on a temporary basis;**
 - (v) Recreational Vehicles shall be sited at least 3.0 m (10 ft.) from every adjacent recreational vehicle, and any structure or permanent park structure, and 3.0 m (10 ft.) from any park boundary;**
 - (vi) Recreational Vehicles shall be sited at least 3.0 m (10 ft.) from any park street;**

Bylaw No. 2015-06

- (vii) Fences, if permitted, shall not exceed 0.9 m (3 ft.) in height for front yards;
- (viii) Fences, if permitted, shall not exceed 1.8 m (6 ft.) in side and rear yards, to be measured as the average elevation from the ground at the fence or wall.

(14) Lot Service and Auxiliary Buildings:

- (a) The location and design of all service and auxiliary facilities shall be identified on the site plan and shall conform to development agreement guidelines;
- (b) All service buildings shall be accessible by a park street;
- (c) A screened storage compound may be provided for trucks, campers, travel trailers, snowmobiles and boats and are to be identified on the site plan and are to conform to development standards.

- 12. Remove the use “Modular dwelling unit” from Subsection 6.2(1) and Subsection 6.3(2).
- 13. Remove the term “Modular dwelling unit” from Subsection 6.2(3)(a).
- 14. Replace the term “One family mobile home unit” with the term “Manufactured Home” in Subsections 6.3(3)(c) & 6.3(3)(d).
- 15. Remove the Second & Third paragraphs before Subsection (1) of Section 6.4.
- 16. Add the use “Manufactured Home Park” to Subsection 6.4(1).
- 17. Remove the use “Mobile Bunk Unit” from Subsection 6.4(2).
- 18. Replace the table in Subsection 6.4(3)(c) with the following table:

Manufactured Home Lot	- width 12.2 m (40 ft.) - depth 32 m (105 ft.)
Manufactured Home Park	8 stalls

- 19. Remove the use “Modular Home” from Subsection 6.9(2)
- 20. Add the use “Recreational Vehicle Park” to Subsection 6.10(2).
- 21. Remove Subsection 7.1(1)(e).

22. Replace Subsection 7.1(2) with the following:
(2) A person who receives a notice pursuant to sub-section (1) may appeal the order to the Subdivision and Development Appeal Board.
23. Add Section 4.14 PROPANE STORAGE AND HANDLING to Part Four, General Land Use Provisions. *Renumbering is under point 25 on page 13.*

4.14 PROPANE STORAGE AND HANDLING

- (1) (in conformance with provisions of the CAN/CSA-B149.2-10 Propane Storage and Handling Code) The storage of a propane cylinder for heating purposes on a recreational vehicle site is:

- (a) limited to a maximum capacity of 45.36 kg. (100 lbs.);
- (b) to be protected against potential damage by:
- (i) locating a minimum of 3.04 m (10 ft.) from an abutting public or private road, roadway or lane;
 - (ii) if closer than specified in (i) above, *posts* used for the protection of the cylinder shall;
 - 1. be spaced not more than 1.37 m (4.5 ft.) apart;
 - 2. be buried not less than 0.91 m (3 ft.) below grade;
 - 3. extend at least 0.76 m (2.5 ft.) above grade; and
 - 4. Be one of the following:
 - i. 100 mm (4 in) capped steel pipe;
 - ii. 100 mm (4 in) tubing filled with concrete;
 - iii. 200 mm (8 in) pressure-treated wood, either square or round; or
 - iv. 150 mm (6 in) minimum dimension reinforced concrete. *See Figure 2 as attached.*

OR

- (iii) if closer than specified in i) above, a *guard rail* of the steel deep beam type 0.3 m (1 ft.) x 0.3 m (1 ft.), supported by 0.15 m (0.5 ft.) min. pressure-treated wooden posts buried not less than 0.91 m (3 ft.) below grade and located not more than 1.9 m (6.25 ft.) apart, centre to centre, and the bottom of the beam shall be 0.46 m (1.5 ft.) maximum above grade, and a min. of 3.04 m (10 ft.) from an abutting public or private road, roadway or lane. *See Figure 1 as attached.*

OR

- (iv) of the reinforced concrete barrier type, commonly referred to as the New Jersey Turnpike barrier, not less than 0.76 m (2.5 ft.) in height, with a width of base not less than the height of the cylinder. *See figure 3 as attached.*

Bylaw No. 2015-06

- (v) Posts or guardrails use for the protection of a cylinder shall be located, not less than 1 m (3.5 ft.) from all sides of the cylinder, ventilated cabinet, or enclosure.
 - (c) Not to be located under an overhang of any type including a Recreational Vehicle, trees, brush, combustible material;
 - (d) To have a minimum setback of 3.04 m (10 ft.) from vegetation including trees and brush; and
 - (e) A maximum of two (2) cylinders are permitted on a Recreational Vehicle site.
- (2) When a gas hose is used for permanent installation:
- (a) it shall not exceed 3.04 m (10 ft.) in length;
 - (b) it shall not be subject to temperatures in excess of 50°C (125°F);
 - (c) it shall be protected from damage; and
 - (d) the handle or hand wheel of a shut-off valve on an independent connection shall not be closer than 0.15 m (0.5 ft.) from the handle or hand wheel of any other shut-off valve.
24. That subsection (5) of Section 4.14 PROTECTION FROM EXPLOSIVE HAZARDS be deleted and replaced with the following, as well as the addition of subsections (6) to (15), Tables 1 and 2 and Figures 1 to 3 as follows:
- (5) A *cylinder* may be installed adjacent to a *tank* containing a *combustible* or flammable liquid, provided that the capacity of the *tank* of such liquid is 1150 L (250 gal) or less. When the capacity of the *tank* of *combustible* or flammable liquid exceeds 1150 L (250 gal), the separation between the *cylinder* and the *tank* shall be a minimum of 6 m (20 ft.).
 - (6) When a *cylinder* is installed adjacent to a storage area for flammable or combustible liquids; protection such as diking, diversion curbs, or grading shall be provided to prevent any accumulation of these liquids under the cylinder.
 - (7) A *cylinder* shall not be exposed to temperatures lower than -40°C (-40°F).

- (8) A *cylinder* may be used indoors in the construction, repair, or improvement of a *building* or *structure*, including its fixtures and *equipment*, provided that:
- (a) a *pressure regulator* is employed and directly connected to the *appliance* or *cylinder valve*, or located on a manifold that is connected to the *cylinder valve*;
 - (b) the total capacity of *cylinders* connected together does not exceed 135 kg (300 lb) of propane, and not more than one such manifold of *cylinders* is located in the same floor area unless separated by a distance of at least 15 m (50 ft.);
 - (c) any *cylinder* with a capacity greater than 0.5 kg (1 lb) of propane is equipped with an *excess-flow valve*. The *excess-flow valve* shall be either integral to the *cylinder valve* or in the connection with the *cylinder valve* outlet. In either case, it shall be installed in such a manner that undue strain beyond the *excess-flow valve* will not cause breakage between the *cylinder* and the *valve*;
 - (d) the *cylinder*-regulating *equipment* and manifold are not located where they are subject to damage or to temperatures in excess of 50°C (125°F);
 - (e) when repair work is being carried out in a *building* not under construction and occupied, any *cylinder* used in the repair work is under the supervision of the operator at all times;
 - (f) each *cylinder* is provided with a protective collar;
 - (g) a *cylinder* with a capacity up to and including 45 kg (100 lbs) of propane that is connected for use to a *construction heater* is secured in an upright position; and
 - (h) any construction heater connected to the cylinder is installed and used in accordance with Clause 7.18 of CSA B149.1.
- (9) A *cylinder* may be used indoors to supply propane for welding, cutting, and preheating when portability is necessary, provided that:
- (a) a *pressure regulator* is employed and directly connected to the *equipment* or *cylinder valve*, or located on a manifold that is connected to the *cylinder valve*;
 - (b) when cutting or welding, the total capacity of *cylinders* connected to other industrial gas *cylinders* does not exceed 45 kg (100 lb) of propane,

and not more than one manifold of *cylinders* is located in the same area unless separated by a distance of 4.5 m (15 ft.);

- (c) when preheating, the total capacity of *cylinders* connected to other industrial gases does not exceed 90 kg (200 lb) of propane, and not more than one manifold of *cylinders* is located in the same area unless separated by a distance of 9 m (30 ft.);
 - (d) the *cylinder*-regulating *equipment* and manifold are not located where they are subject to damage or to temperatures in excess of 50°C (125°F);
 - (e) the *cylinder* is provided with a protective collar; and
 - (f) when the *cylinder* has a capacity greater than 0.5 kg (1 lb) of propane, it is equipped with an *excess-flow valve*. The *excess-flow valve* shall be either integral to the *cylinder valve* or in the connection with the *cylinder valve* outlet. In either case, it shall be installed in such a manner that undue strain beyond the *excess-flow valve* will not cause breakage between the *cylinder* and the *valve*.
- (10) A maximum of four *cylinders* manifolded together to form a system may be located within 3.04 m (10 ft.) of a common wall of a *building*. No more than one such manifolded system may be located against the common wall of a *building* unless separated by a distance of 3.04 m (10 ft.).
- (11) A *cylinder system* may be installed on the flat roof of a *building*, provided that:
- (a) the roof is of *noncombustible* construction with a 2 hr. fire resistance rating;
 - (b) the load on the roof does not exceed the design load;
 - (c) the total capacity of the *cylinder(s)* connected to any one manifold is not greater than 90 kg (200 lb) of propane;
 - (d) each manifold of *cylinders* is separated from other manifolds by a fire separation of 1 hr. fire-resistance rating or by a clear 15 m (50 ft.) space separation;
 - (e) the *cylinders* are located in areas where there is free air circulation and at a distance of at least 3.04 m (10 ft.) horizontally from any *building opening, appliance* air intake, or air-moving *equipment*;

Bylaw No. 2015-06

- (f) during transfer of each *cylinder* from the point of delivery to the roof and from the roof to the point of pick-up, each *cylinder valve* outlet is plugged and the *valve* protecting cap or collar is in place;
 - (g) transfer in accordance with Item (f) by elevator shall be by freight or service elevators, or by passenger elevator if no passengers are permitted on the elevator other than the maintenance or delivery personnel involved with the *cylinder*;
 - (h) *hose* is not used to conduct propane;
 - (i) each installation is reported in writing by the *installer* to the fire department concerned; and
 - (j) the *building* is sprinklered if it contains a high-hazard industrial occupancy.
- (12) When the liquid connections of horizontal or vertical tanks are manifolded together, the tops of the *tanks* shall be at the same horizontal level.
- (13) An *emergency shut-off valve* shall be installed at all *tank truck* or *cargo liner* transfer locations when:
- (a) the *tank* has a capacity in excess of 18 900 L (5000 USWG); or
 - (b) *tanks* are manifolded together, utilizing a common or manifolded liquid transfer line, and the *tanks* have an aggregate volume in excess of 18 900 L (5000 USWG).
- (14) An outdoor *cylinder* storage area, special *cylinder* storage room, or a *cylinder* storage *building* shall be located in accordance with Table 1 with respect to:
- (a) the nearest *building* or group of *buildings*;
 - (b) the line of adjoining property that may be built upon;
 - (c) public thoroughfares or sidewalks; and
 - (d) the line of adjoining property occupied by schools, churches, hospitals, athletic fields, or other points of public gathering.
- (15) A *tank* used in a consumer application shall be located with respect to a property line, *building opening*, or an adjacent *tank* in accordance with Table 2.

Bylaw No. 2015-06

A *tank* shall be located with respect to a *building* wall in accordance with Table 2, except that:

- (a) a maximum of four *tanks*, each less than 475 L (125 USWG), that are manifolded together to form a system may be located against a common wall of a *building*. Not more than one such manifold system may be located against a common wall of a *building* unless separated by a distance of 3.04 m (10 ft.);
- (b) for aggregate capacities over 475 L (125 USWG) and up to and including 1900 L (500 USWG), the clearance from *building* walls may be reduced to 0.91 m (3 ft.) for a single *tank*, provided that:
 - (i) the *building* wall is of concrete or masonry construction;
 - (ii) there is a minimum of 3.04 m (10 ft.) to the nearest *building* opening; and
 - (iii) the *tank* is used only for vapour service; and
- (c) for aggregate capacities over 475 L (125 USWG) and up to and including 19 000 L (5000 USWG), the clearances from *building* walls of other than concrete or masonry construction may be reduced to the clearances specified for concrete or masonry wall construction if protection acceptable to the *authority having jurisdiction* is provided.

Table 1: Cylinder Storage Clearances

Quantity of propane stored, kg (lbs)	Distance, m (ft.), to Items (a) and (b) of subsection (14) above	Distance, m (ft.), to Items (c) and (d) of subsection (14) above
Up to and including 225 (500)	0*†	3.04 (10)
225 (501) to 1135 (2500)	‡ 4.5 (15)	7.5 (25)
1135 (2501) to 2270 (5000)	7.5 (25)	7.5 (25)
Over 2270 (5000)	7.5 (25)	15 (50)

*1 m (3 ft.) from any building opening

†3 m (10 ft.) from any mechanical air intake

‡Cylinders that have a maximum capacity of 20 lb (9 kg) intended for exchange or sale shall be stored in no more than four adjacent cabinets that may be located against a noncombustible building wall at one retail site. No more than one cabinet may be located against a combustible wall. Each cabinet shall contain no more than 225 kg (500 lb) of propane. Cabinets shall be 1 m (3 ft.) from any building opening and 3 m (10 ft.) from any mechanical air intake. Cabinets shall be 7.5 m (25 ft.) from the line of adjoining property occupied by schools, churches, hospitals, athletic fields, or other points of public gathering.

Table 2: Location of above ground tanks for consumer applications limited to vapour withdrawal and/or liquid withdrawal to a vapourizer

Total aggregate water	Minimum distance, m	Minimum distance, m	Minimum distance, m	Minimum distance, m
-----------------------	---------------------	---------------------	---------------------	---------------------

Bylaw No. 2015-06

capacity, L (USWG)	(ft.), between tank and property line; adjacent concrete or masonry building wall with no building openings within the specified clearances; or source of ignition*	(ft.), between tank and building wall of other than concrete or masonry construction	(ft.), between tank and building opening	(ft.), between tank and adjacent tank†
Up to and including 475 (125)	None‡	None	0.91 (3)	None
Over 125 (475) up to and including 3800 (1000)	3.04 (10)	3.04 (10)	3.04 (10)	0.91 (3)
Over 3800 (1000) up to and including 7800 (2000)	3.04 (10)	7.5 (25)	7.5 (25)	0.91 (3)
Over 7800 (2000) up to and including 19 000 (5000)	5 (15)	7.5 (25)	7.5 (25)	0.91 (3)
Over 19 000 (5000) up to and including 38 000 (10 000)	7.5 (25)	7.5 (25)	7.5 (25)	0.91 (3)
Over 10 000 (38 000)	§	§	§	§

*Distances to property lines may be amended by the authority having jurisdiction

†If tanks of a multiple tank installation are installed on a common base or pier, the clearances may be reduced at the discretion of the authority having jurisdiction

‡3.04 m (10 ft.) from any source of ignition

§At the discretion of the authority having jurisdiction

Figure 1: Installation of a tank

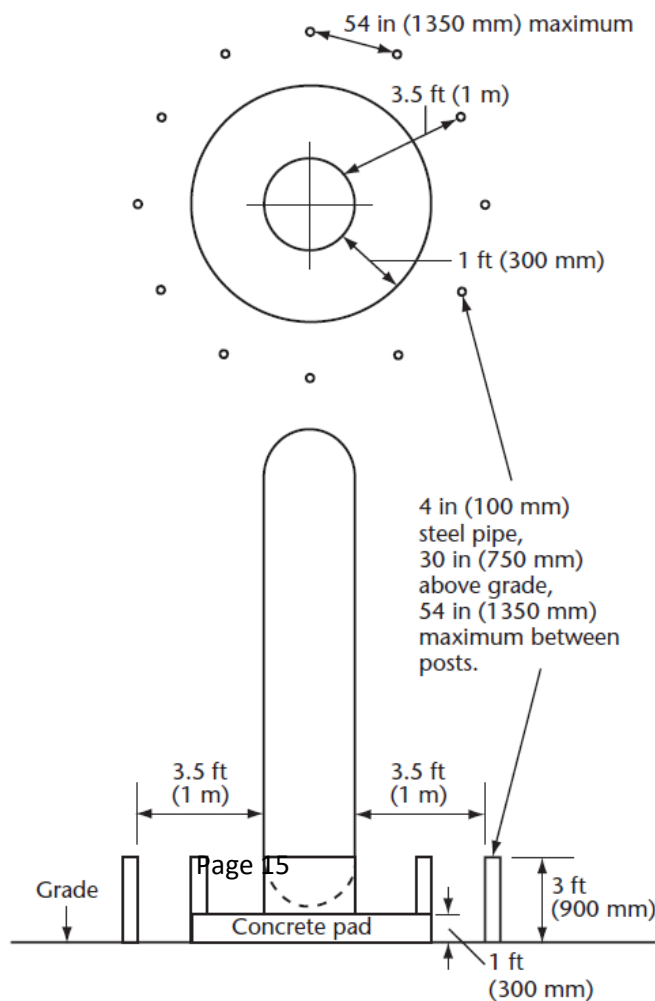


Figure 2: Installation of a horizontal tank

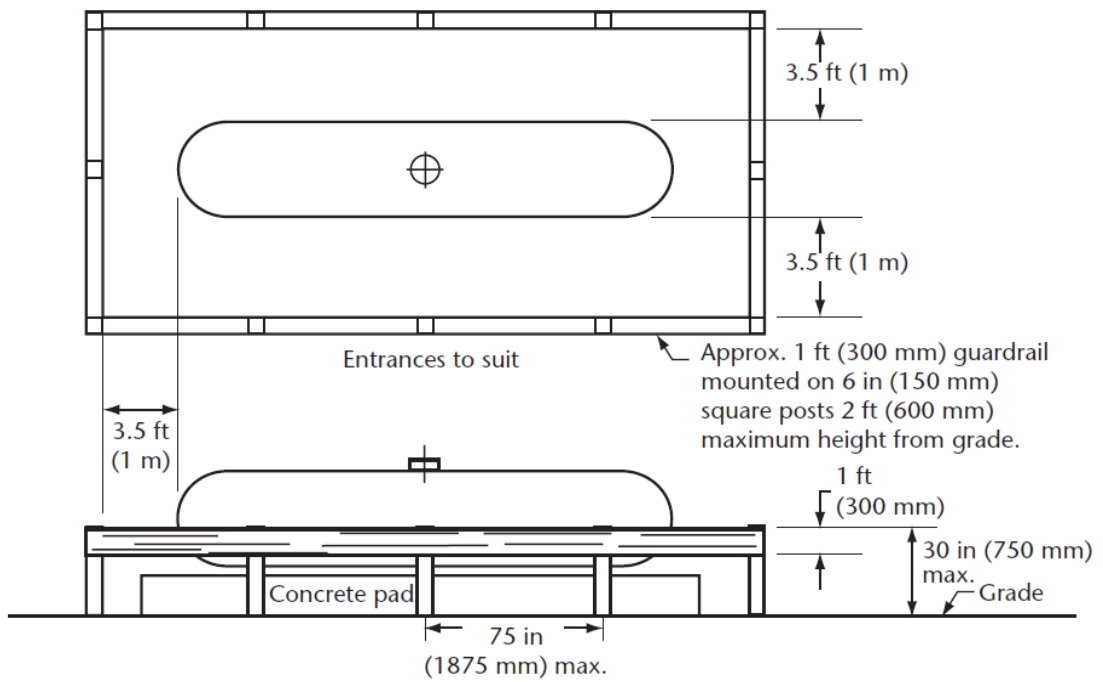
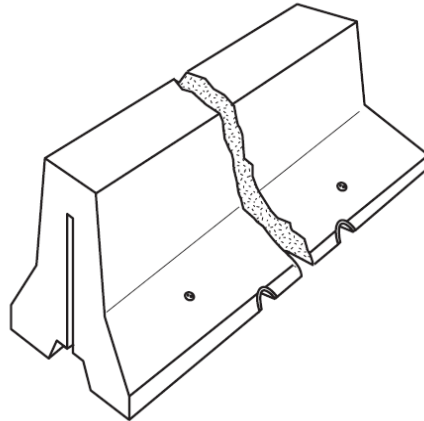


Figure 3: Illustration of a typical New Jersey turnpike barrier



25. Add the following General Provisions as Section 4.10 and renumber Sections 4.10 to 4.22 inclusively to Sections 4.11 to 4.24;

4.10 HEIGHT OF BUILDINGS

- (1) Refer to the Rainbow Lake (CYOP) Airport map for elevation information, as the airport is at the lowest elevation in the Town.
 - (2) Subject to the provisions of other sections of this bylaw, the maximum height of a building or structure within the Town is 10.67 m (35 ft.) and two (2) storeys, except where lower maximum heights are identified within the Land Use Bylaw.
 - (3) Two-storey detached garages/accessory buildings in residential districts may be permitted only if the principal building is two storeys in height and shall not exceed the height of the principal building.
 - (4) Requests for a building or structure height over 10.67 m. (35 ft.) are at the discretion of the Development Authority.
26. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.
27. The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this resolution.

Bylaw No. 2015-06

READ A FIRST time this 7th day of December, 2015.

Boyd Langford, Mayor

Dan Fletcher, Chief Administrative Officer

READ A SECOND time this _____ day of _____, 2015.

Boyd Langford, Mayor

Dan Fletcher, Chief Administrative Officer

READ A THIRD time this _____ day of _____, 2015.

Boyd Langford, Mayor

Dan Fletcher, Chief Administrative Officer