

- a) may have outdoor speakers provided:
 - i) the speakers are not located within 23.0 meters of a lot line of any parcel designated as a residential district; or
 - ii) they are separated from a residential district by a building;
- b) must screen any drive through aisles that are adjacent to a residential district;
- c) must not have any drive through aisles in a setback area;
- d) must fence any drive through aisles, where necessary, to prevent access to a lane or street; and
- e) must provide vehicle queuing and parking in accordance with Section 8.

7.14 Driveways

7.14.1 Approaches

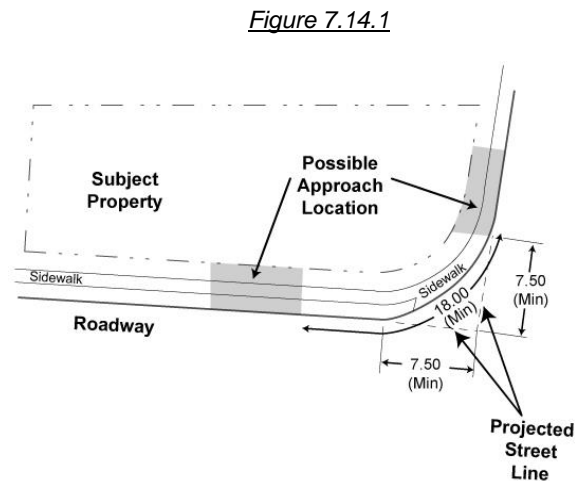
- a) No approach shall directly access a major street unless approved by the Development Authority.
- b) No approach shall be constructed within an intersection, or within 7.5 m of the intersecting projected street line as illustrated in Figure 7.14.1.

- c) No approach shall be constructed within 3.0 m of a community mailbox or hydrant, or 1.0 m of a light post or a utility pedestal.

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- d) The minimum distance between approaches serving the same property shall be 18.0 m measured along the applicable lot line(s).
- e) An approach extending over a drainage ditch will require a development permit from the Town.
- f) Each new approach from newly created infill lots onto East Chestermere Drive or East Lakeview Road shall serve a maximum of two (2) residential lots unless an internal road exiting onto East Lakeview Road is provided. In the case of a subdivision block resulting in an odd number of lots, a single driveway may be developed on the odd lot at the discretion of the Development Authority.
- g) Approaches shall not be wider than 8m. This width may be varied in new subdivisions where a Storm Water Management Plan and/or where a permeable surface is accepted by the Municipality. Loose gravel will not be permitted where the approach abuts a paved road.

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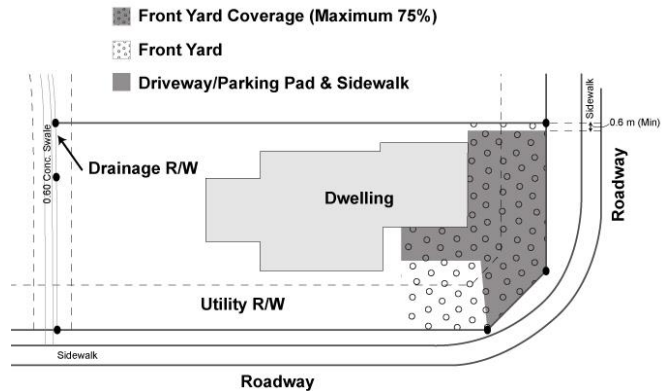
7.14.2 Driveways and Parking Areas

- a) Driveways and parking areas shall require a setback of 0.6 m from a side lot line excluding joint garages on side by side units. **012-14**
- b) The combined coverage of all driveway/parking areas including patio and sidewalk contained within the front yard of a lot shall be a maximum of 75% of the area of the front yard as illustrated in

Figure 7.14.2 provided that Town's engineering requirements are met.

- c) All garage driveways in residential districts shall be hard surfaced in accordance with the Town's engineering requirements and to the satisfaction of the Development Authority.
- d) Other on-site parking areas shall be permeable surfaced in accordance with the Town's engineering requirements and to the satisfaction of the Development Authority.

Figure 7.14.2



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7.15 Dwelling Units on a Lot

7.15.1 The number of dwelling units permitted on a parcel shall be one (1), except where additional dwellings are:

- a) contained in a building designed for, or divided into, two (2) or more dwelling units and is located in a land use district which permits multiple units;
- b) a building as defined in the Condominium Property Act that is the subject of an approved condominium plan registered with Alberta Registries; or
- c) a secondary suite approved under Section 7.29.

7.16 Easements

7.16.1 No structure shall be erected on a utility easement unless:

- a) in the opinion of the Development Authority the structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility; and
- b) written consent has been obtained from the utility company to which the easement has been granted.

7.17 Fencing and Screening

7.17.1 Unless otherwise specified in a Land Use District, a person may construct a fence of up to 2.0 m in height provided that:

- a) the fence does not exceed 1.0 m within the required front yard of the site; and 022-11
- b) the fence does not exceed 1.0 m within 8.0 m of the lake lot area. 022-11
- d) no fence shall be constructed within the lake lot area. 022-11

For the purpose of this section, in residential areas in cases where a fence is constructed on top of a retaining wall, the combined height of the fence and retaining wall shall not exceed 2.0 m as illustrated in Figure 7.17.1.