



**DISTRICT OF WELLS
BYLAW NO. 152, 2017**

**A BYLAW TO AMEND THE
"DISTRICT OF WELLS ZONING AND
TREE PROTECTION BYLAW No. 26, 2000"**

The Council of the District of Wells, in open meeting assembled, enacts as follows:

1. THAT "DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000" be amended by:
 - a. Replacing the definition of "Manufactured Housing" in Section 2.3 of the Bylaw with the following definition:

"107. "MANUFACTURED HOUSING" means a single-family residential dwelling built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than where it is manufactured. Where permitted under the Zoning Bylaw, manufactured housing units must comply with either the A277, Z240 or Z241 construction standards approved by the Canadian Standards Association (CSA Group)."
 - b. Replacing the text in sections 4.1.B.2(j), 4.4.2(e), 4.8.2(e), 4.9.2(e), 4.10.2(e), and 4.11.2(f) of the CW, RC, R1, R1A, R2, and R3 zoning schedules respectively with the following:

"MINIMUM BUILDING WIDTH:
There is no minimum building width in this zone."
 - c. Replacing the text in sections 4.4.2(f), 4.8.2(f), 4.10.2(f), and 4.11.2(g) of the RC, R1, R2 and R3 zoning schedules respectively with the following:

"MANUFACTURED HOUSING:
Any manufactured housing in this zone must comply with either the A277 or Z241 construction standards approved by the Canadian Standards Association (CSA Group)."

- d. Replacing the text in sections 4.9.2(f) and 4.12.2(e) of the R1A and R4 zoning schedules respectively with the following:

“MANUFACTURED HOUSING:

Any manufactured housing in this zone must comply with the A277, Z240, or Z241 construction standards approved by the Canadian Standards Association (CSA Group).”

- e. Adding the following text as section 4.1.B.2 (k) to the CW zoning schedule:

“MANUFACTURED HOUSING:

Any manufactured housing in this zone must comply with the Z241 construction standards approved by the Canadian Standards Association (CSA Group).”

- 2. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision shall not affect the validity of the remainder.
- 3. This bylaw may be cited for all purposes as the “District of Wells Zoning and Tree Protection Bylaw No. 26, 2000, Amending Bylaw No. 152, 2017”

READ A FIRST TIME this _____ th day of _____ 2017

READ A SECOND TIME this _____ th day of _____ 2017

PUBLIC HEARING HELD on the _____ th day of _____ 2017

READ A THIRD TIME this _____ th day of _____ 2017

FINALLY READ AND ADOPTED this _____ th day of _____ 2017

Robin Sharpe, Mayor

Andrew Young, CAO