

A by-law respecting multiple occupancy developments on land in the area comprising the District.

The Trustees of the IRIND WADSWORTH DISTRICT ENACT AS FOLLOWS

1. For the purpose of this by-law:
  - (a) "Unit" shall mean any dwelling unit, commercial unit or industrial unit.
  - (b) "Dwelling Unit" shall mean any room or suite of rooms used or intended to be used as a place of habitation by one or more persons and a dwelling unit shall include, without prejudice to the said generality, a single family dwelling, a trailer, a mobile home and a self-contained room or suite of rooms in a building.
  - (c) "Commercial Unit" shall mean any unit of divided space for which the use is the provision for the selling of goods and services, for the servicing and repair of goods or for commercial office functions, including retail sales, wholesaling incidental to retail sales, commercial education and entertainment services, household services and all associated repairs, other personal and non-personal services, and administrative, commercial and professional offices.
  - (d) "Industrial Unit" shall mean any unit of divided space for which the use is the provision for the processing, fabricating, testing, servicing, repairing or wrecking or salvaging of goods and materials, and the selling of heavy industrial equipment.
  - (e) "Multiple Occupancy" shall mean any land or building upon or in which are more than one unit of whatever kind.
2. Every owner of any lands on which it is proposed to locate a Multiple Occupancy Development shall prior to the start of any construction submit proper engineering plans of his Multiple Occupancy Development to the District for approval. The said plans shall show the proposed location of all construction including mobile home and trailer pads and all other residential, service and communal buildings, and the detailed layout of all proposed water pipelines, fire hydrants, meters fittings and appurtenances, and the detailed layout of the proposed service roads and sewer and drainage services, all such layouts to be in conformity with standards established and required by the various regulating authorities.
3. The owners of the said Multiple Occupancy Development shall be responsible for the installation to approved standards of the aforementioned utilities at no cost to the District, and shall operate in a manner satisfactory to the authorities concerned.
4. Where in the opinion of the Trustees it is necessary to augment the capacity of existing District works in order to meet the immediate requirements of the proposed Multiple Occupancy Development every owner may be required to install at his own cost certain supplementary works stipulated by the Trustees. In addition said owners will be required to pay a capital expenditure charge towards the future provision of such supplementary works.