

7.9.2 Corner visibility triangles are determined as follows:

1. In Residential District a visibility triangle is comprised of two sides which are 7.5 m long, as measured from the edge of road along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two points along the said boundaries; or, **022-11**
2. If a lot is at the intersection of a lane and a street in a Residential District, or if a corner lot is located in a commercial or industrial district, a visibility triangle is comprised of two sides which are 7.5 m long, as measured from the corner of the corner lot along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two points along the said boundaries. **022-11**

7.10 Demolition of Buildings

- 7.10.1 Where a Development Permit is to be approved for the demolition of a building, the Development Officer shall require the applicant to provide a performance bond to cover costs of reclamation and damage to public and quasi-public utilities, roadways and sidewalks, and to carry sufficient comprehensive liability insurance naming the Town of Chestermere as an insured party in all public liability policies.
- 7.10.2 Where a demolition is carried out, the person causing the same to be made shall at his own expense, protect from displacement any wall, sidewalk, roadway or other utility to be affected by such demolition and shall sustain, protect and underpin the same so that they will remain in the same condition as before the demolition was commenced and that adequate measures shall be taken by way of fencing and screening to ensure the general public's safety.
- 7.10.3 Whenever a Development Permit is issued for demolition of a building, it shall be a condition of the permit that the site shall be properly cleaned with all debris removed and left in a graded condition.

7.11 Development Setbacks from Water Bodies

- 7.11.1 Development on land that is subject to flooding, subsidence or is marshy or unstable shall be discouraged, but when such development is allowed, the developer shall hold the Town harmless from any damage to or loss of the development caused by flooding, subsidence, or other cause by entering into a Save Harmless Agreement with the Town as a condition of development permit approval. Flood proofing standards will apply where any buildings are permitted.
- 7.11.2 A minimum developed floor elevation of 1,026.25 m shall apply to all development within the 2004 Municipal Boundary (Schedule D). No mechanical or electrical equipment or habitable floor area is permitted below this elevation. **022-11**
- 7.11.3 Notwithstanding 7.11.2, the minimum developed floor elevation for the lands identified within the Kinniburgh South Outline Plan shall be at the discretion of the Development Authority.

7.12 Docks

Multi-level docks may be permitted provided that the levels or tiers are not located directly over top of each other.

7.13 Drive-through Businesses

- 7.13.1 Drive-through Businesses: