

TOWN OF OSLER

ZONING BYLAW

JUNE 2013

CROSBY
HANNA
& ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING





Government
— of —
Saskatchewan

Community Planning

Ministry of Government Relations

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January 7, 2014

**File: Town of Osler OCP - 2012-14
Town of Osler ZB - 2012-15**

Sandra MacArthur, Administrator
Town of Osler
Box 190
OSLER SK S0K 3A0

COPY

Dear Ms. MacArthur:

**Re: Town of Osler – New Official Community Plan and Zoning Bylaw
Bylaw No.'s 2012-14 and 2012-15**

I am pleased to inform you that Bylaw No.'s 2012-14 and 2012-15, the new Official Community Plan and Zoning Bylaw for the Town of Osler has been approved. Enclosed is one certified true copy of the above bylaws, endorsed by the Assistant Deputy Minister of Government Relations, Keith Comstock, on December 13, 2013, for your records.

We note that your Community Planner who prepared the bylaws noted a typographical error in Section 4.8.1(2) of the zoning bylaw involving the sign regulations. We ask that this matter be corrected in a future amendment of the bylaws.

Section 3.4.3(4) of the OCP includes incorporating sufficient capacity to accommodate surface water runoff for a 1:100 year storm event. The Water Security Agency of Saskatchewan (WSA) has advised that provincial drainage requirements must adhere to the 1:500 flood standard. We have also notified your Community Planner of this information. This should be considered and updated in future bylaw amendments.

Ms. Sandra MacArthur, Administrator

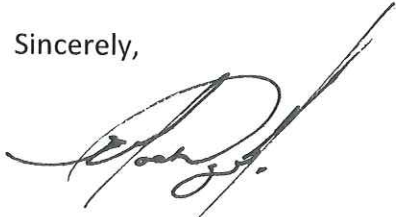
January 7, 2014

File: Town of Osler New OCP and ZB – 2012-14 and 2012-15

Page 2 of 2

If you have any questions feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric MacDougall', with a long, sweeping horizontal stroke extending to the right.

Eric MacDougall, MCIP, RPP
Planning and Legislative Consultant

cc: Jim Walters (MCIP), Crosby Hanna and Associates, 407 – 1st Ave. N.,
SASKATOON SK S7K 1X5

Encl.

TOWN OF OSLER

ZONING BYLAW

PREPARED FOR:

TOWN OF OSLER

PREPARED BY:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK



JUNE 2013

THE TOWN OF OSLER

BYLAW NO. 2012-15

A Bylaw of the Town of Osler to adopt a Zoning Bylaw.

The Council of the Town of Osler, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Town of Osler hereby adopts the Town of Osler Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No. 2006-11, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 11th day of June, 2013

Read a second time this 23rd day of July, 2013

Read a third time this 23rd day of July, 2013

Adoption of Bylaw this 23rd day of July, 2013

Bm Bulen
Mayor

SPH^{ac} Arthur
Town Administrator



Certified a true copy of the Bylaw adopted by Resolution of Council on the 23rd day of July, 2013.

Sheila Crawford
A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires June 30, 2014.



THE TOWN OF OSLER

ZONING BYLAW

Being Schedule "A" to Bylaw No. 2012-15
of the Town of Osler

Bm Balle

Mayor

Mac Arthur

Town Administrator



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SECTION 1 - INTRODUCTION

Under the authority of *The Planning and Development Act, 2007 (the Act)*, and the Official Community Plan of the Town of Osler, the Council of the Town of Osler in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- 1.1 TITLE** - This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Osler.
- 1.2 SCOPE** - Development shall be permitted within the limits of the Town of Osler only when in conformity with the provisions of this Bylaw.
- 1.3 SEVERABILITY** - If any section, clause or provision of this Bylaw, including anything shown on the **Zoning District Map**, is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or in part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

SECTION 2 - INTERPRETATION

Whenever in this Bylaw the following words or terms are used, they shall, unless the context otherwise provides, be held to have the following meaning:

Above Ground Fuel Storage Tank - A storage tank, any portion of which is above grade and containing gasoline, diesel fuel, or propane for retail sale or dispensing into motor vehicles.

Accessory Building or Use - A building or use which:

- (a) is subordinate to and serves the principal building or principal use.
- (b) is subordinate in area, extent, and purpose to the principal building or principal use served.
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.
- (d) is located on the same site as the principal building or principal use served.

Act - *The Planning and Development Act, 2007.*

Administrator - The Administrator of the Town of Olser.

Adult Day Care - An establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.

Adult Day Care - Type I - An adult day care with up to five persons under supervision at any one time.

Adult Day Care - Type II - An adult day care with more than five persons under supervision at any one time.

Alteration - Any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.

Ambulance Station - A facility for receiving requests for ambulance service and for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to *The Ambulance Act* and having a current contract with the Regional Health Authority.

Ancillary Use - a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

Animal Hospital - A place used for the care and treatment of small and large animals involving out-patient care, medical procedures involving hospitalization, and the keeping of animals in outdoor pens.

Apartment House - A building divided into three (3) or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence, as distinct from a hotel or motel.

Bed and Breakfast Home - A dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation.
- (b) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day.
- (c) the meal which is provided is served before noon each day.

Building - A structure constructed or placed on, in or over land but does not include a public highway.

Building Bylaw - Any Bylaw of the Town of Osler regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

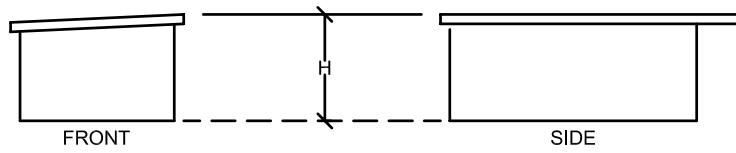
Building Front Line - The line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

Building Height - The vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 2-1).

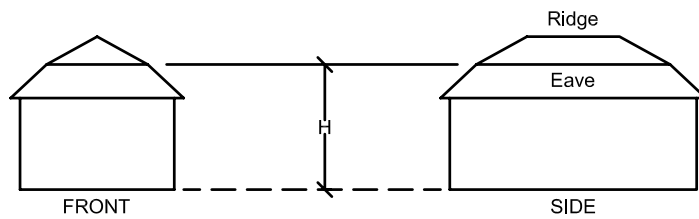
Building Line, Established - A line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

Building Permit - A permit issued under a Building Bylaw of the Town of Osler authorizing the construction of all or part of a building or structure.

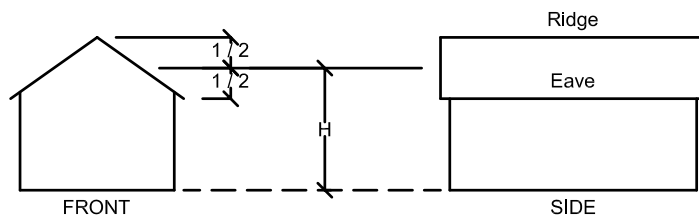
Building, Principal - The building in which is conducted the main or primary use of the site on which said building is situated.



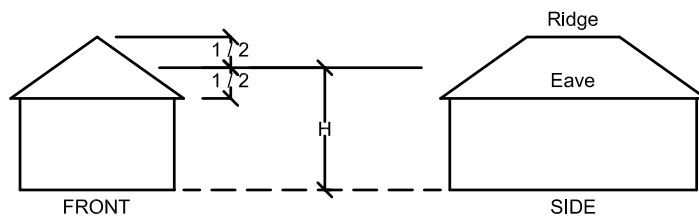
FLAT ROOF



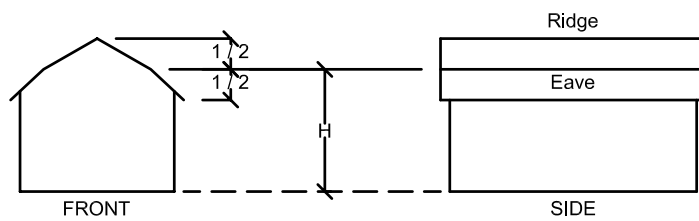
MANSARD ROOF



GABLE ROOF



HIP ROOF



GAMBREL ROOF

H = Height of Building

FIGURE 2-1: Interpretation of Building Height Measurement

Building Rear Line - The line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.

Building Side Line - The line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.

Butcher Shop - Facilities for the butchering of animals for food, including the retail sale of meat and other goods.

Carport - A roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.

Car Wash - A building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

Cemetery - Property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

Club - A group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

Community Centre - A building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Construction Trades - Offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and other trades associated with construction of buildings.

Convenience Store - A store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Corner Site - A site at the intersection or junction of two or more streets.

Council - The Council of the Town of Osler.

Cultural Institution - An establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

Custodial Care Facility - Either:

- (a) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act* (Canada) or *The Summary Offences Procedure Act*, 1990 (Saskatchewan); or

- (b) a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*.

in which the number of persons in detention, custody or residence does not exceed five.

Dairy Processing - Facilities for the processing of dairy products such as cheese, cream, yogurt, ice cream and other goods but not including facilities for the keeping, rearing, or milking of animals.

Day Care Centre - A facility for the non-parental care of over four (4) preschool age children on a daily basis and licensed under the *The Child Care Act*.

Deck - A raised open platform, with or without rails, attached to a principal building.

Development - The carrying out of any building, engineering, mining or other operations in, on, or over land, or the making of any material change in the use or intensity of use of any building or land.

Development Permit - A document authorizing a development, issued pursuant to this Zoning Bylaw.

Discretionary Use - A use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Distilleries, Wineries, and Breweries - Facilities for the production of alcoholic and other beverages, including the distillation, aging, blending, fermenting, bottling, storage, distribution, promotion, and sale of said beverages.

Dwelling - A building used or intended for residential occupancy.

Dwelling Group - A group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

Dwelling, Multiple Unit - A building divided into three or more dwelling units as herein defined and shall include town or row houses and apartment houses but not hotels, or motels.

Dwelling, Semi-Detached - A dwelling unit on its own site, with a common wall dividing the two dwelling units through at least 40% of the depth of the entire structure, measured from the front to the rear building lines.

Dwelling, Single Detached - A detached building consisting of one dwelling unit as herein defined, but shall not include a mobile home or a prefabricated home as herein defined.

Dwelling, Two-Unit - A detached building divided into two dwelling units.

Dwelling Unit - A separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

Educational Institution - A post-secondary college, university or technical institution, but shall not include a private school.

Face Area, Sign - The area of the single face of any sign and is calculated using the illustration in Figure 2-2.

Face Area, Total Sign - The total amount of sign face area on a sign including all sides.

Farmers' Market – A permanent structure, operated on a seasonal or year-round basis, which allows for agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products, services, and activities.

Farm Stand – A seasonal direct marketing operation without a permanent structure and only offering outdoor shopping for the sale of locally-produced agricultural products, enhanced agricultural products, and handmade crafts.

Fence - An artificially constructed barrier erected to enclose or screen areas of land.

Financial Institution - A bank, credit union, trust company, or similar establishment.

Flankage - The side site line of a corner site which abuts the street.

Floor Area - The maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

Food Processing – The preparation or processing of food products for human consumption.

Frontage - The side of a site abutting a street and, in the case of a corner site, the shorter of the sides is the frontage.

Garage, Private - A garage used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises.

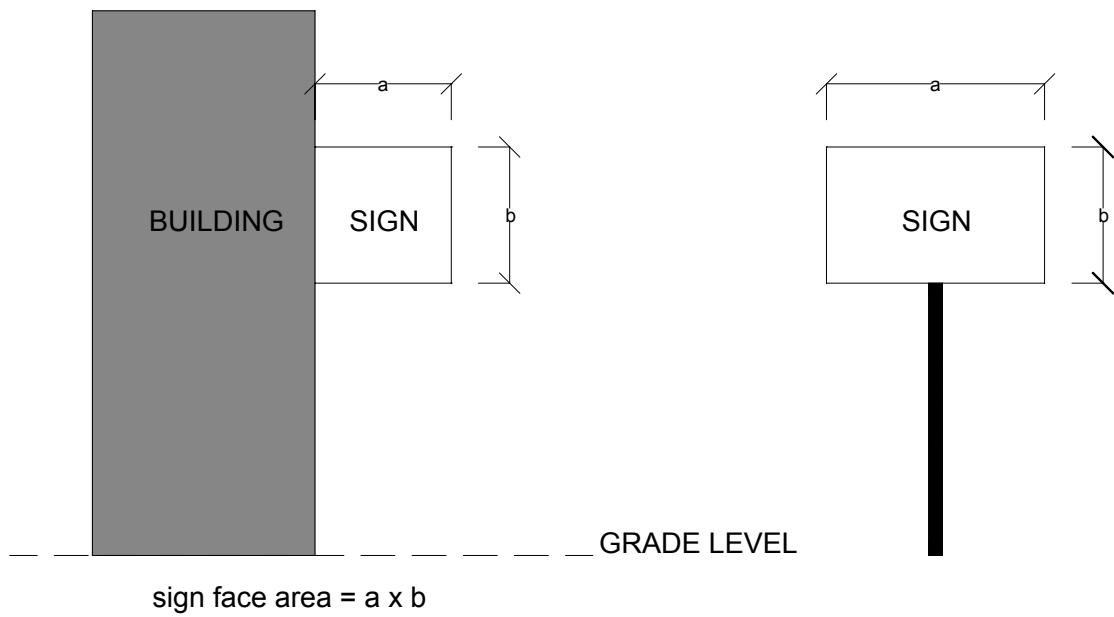


FIGURE 2-2: Calculation of Sign Face Area

Garage, Public -Any garage available to the public, operated for gain, and which is used for repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.

Garage, Storage - A garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.

Garage Suite – An accessory dwelling located above a detached garage; or a single storey accessory dwelling attached to the side or rear of a detached garage. A garage suite is accessory to a building in which the principal use is for a single detached residential dwelling. A garage suite has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the principal dwelling on the site. A garage suite has an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure.

Garden Suite – A single-storey accessory dwelling, which is located in a building separate from the principal building on the site which is used as a single detached residential dwelling. A garden suite has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the principal dwelling on the site.

Gas Bar - A building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

Grade Level - The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk-out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building **OR** adjacent to the front building line.

Hazard Land - Land which is subject to flooding, ponding, subsidence, landslides, erosion, or contamination by hazardous material.

Hazardous Material - Any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) Corrosives.
- (b) Explosives.
- (c) Flammable and combustible liquids.
- (d) Flammable solids; substances liable to spontaneous combustion, substances that on contact with water emit flammable gases.
- (e) Gases, compressed, deeply refrigerated, liquefied or dissolved under pressure.
- (f) Oxidizing substances; organic peroxides.
- (g) Poisonous (toxic) and infectious substances.
- (h) Radioactive materials.
- (i) Waste Dangerous Materials.
- (j) Any other environmentally hazardous substance.

Health Care Clinic - A facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an out-patient basis.

Home Based Business - An accessory use of a dwelling unit by a resident of the dwelling for a business which is secondary and incidental to the primary use of the dwelling as a residence, and does not change the residential character of the buildings or site.

Home Based Business - Type I - A home based business owned and operated by a resident or residents of the dwelling unit.

Home Based Business - Type II - A home based business owned and operated by a resident or residents of the dwelling unit, but where no more than one non-resident person may be employed on the site.

Hotel - A building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.

Intersection - An area where two or more streets or lanes meet or cross at grade.

Junk and Salvage Yards - Uses including, but not limited to, uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

Kennel, Boarding - The temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding - The keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Landscaping - The changing, rearranging, or adding to the original vegetation of a site, including site grading, addition of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.

Lane - A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Linear Park - Dedicated land developed in a linear fashion, between 15 and 35 metres in width, intended to facilitate pedestrian and cycling transportation, and may also facilitate the management of storm water.

Loading Space - A space, measuring at least 2.4 metres in width and 8.4 metres in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

Lot - An area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

Lounge - A room or area adjoining a restaurant that permits the sale of beer, wine or spirits for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted, either in the lounge or in the restaurant attached to the lounge.

Mall - A single story commercial building in which, up to six (6) of the permitted or discretionary commercial uses of the C1 - Commercial Zoning District are located together for their mutual benefit, each use having a separate entrance to the outside.

Mayor - The Mayor of the Town of Osler.

Medical, Dental and Optical Laboratories - A place fitted with medical and scientific equipment and used for the conduct of medical, dental or optical investigations, experiments, and tests; or for the manufacture of medicines or medical aid devices, but does not include the manufacture of industrial chemicals.

Membrane Covered Structure - A structure consisting of a frame that is covered with a plastic, fabric, canvas or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles, or other personal property. The term shall also apply to structures also commonly known as hoop houses, canopy covered carports, tent garages and can be fully or partially covered, but does not include gazebos.

Minister - The member of the Executive Council to whom, for the time being, is assigned the administration of *The Planning and Development Act, 2007*.

Mobile Home - A trailer coach:

- (a) that is used as a dwelling all year round;
- (b) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- (c) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and
- (d) that conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979 and amendments thereto.

Mobile Home Court - Any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.

Mobile Home, Double Wide - A mobile home consisting of two sections, separately towable, but designed to be joined together into one building.

Mobile Home, Single Wide - A mobile home designed to be towed as a single load and less than 6.09 metres wide.

Mobile Home Site - An area of land in a mobile home court for the placement of a mobile home.

Mobile Home Subdivision - Any residential subdivision of land containing lots under either freehold or leasehold tenure for the purpose of accommodating mobile homes in such a manner that each mobile home is situated on its own lot and in which all such lots, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Modular Home – A factory-built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as a one-unit dwelling and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA – A 227 standard.

Modular Unit - A factory built frame or shell which comprises supporting and non-supporting walls, siding and other components of a prefabricated home representing only a section of a dwelling and has neither chassis, running gear nor its own wheels.

Motel - An establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

Municipality - The Town of Osler.

Night Club - A building or portion thereof, where beer, wine or spirits are served to patrons for consumption on the premises, with or without food, and where a designated area for entertainment or dancing during certain hours of operation may also be provided.

Non-Conforming Building - A building:

- (a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.

Non-Conforming Use - A lawful specific use:

- (a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto becomes effective, and
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

Office and Office Building - A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.

Parking Lot - An open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether free, for charge, or for accommodation of clients or customers.

Parking, Off-Street - Accommodation for the parking of vehicles off a public street or lane.

Parking Space, Vehicle - A space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 metres wide by 5.5 metres deep, and which has access to a developed street or lane.

Permitted Use - Any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Personal Service Shops - Establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

Photography Studio - A place used for portrait or commercial photography, including the developing and processing of film, and the repair or maintenance of photographic equipment.

Place of Worship - A place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Preschool - A facility which provides a program for preschool aged children.

Prefabricated Home - A building that is manufactured in a factory as a whole or modular unit to be used as one dwelling unit and certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.

Prefabricated Home, Single Wide - A prefabricated home that is designed to be moved and placed onto a permanent foundation as a whole unit in a single load and which is less than 5 metres in width.

Prefabricated Home, Double Wide - A prefabricated home that is designed to be moved and placed onto a permanent foundation in two or more modular units that when joined together exceed 8 metres in width.

Public Hospital - A hospital operated by the Regional Health Authority.

Public Utility - a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work - includes:

- (a) systems for the production, distribution or transmission of electricity.
- (b) systems for the distribution, storage or transmission of natural gas or oil.
- (c) facilities for the storage, transmission, treatment, distribution or supply of water.
- (d) facilities for the collection, treatment, movement or disposal of sanitary sewage.
- (e) telephone, internet, cable television or light distribution or transmission lines.
- (f) facilities for the collection, storage, movement and disposal of storm drainage.
- (g) public highways as defined in *the Highways and Transportation Act, 1997*.
- (h) point-to-point and point-to-multi-point wireless communication facilities and towers including cellular, radio and television broadcasting using a variety of technologies.

Recreational Facility, Commercial - A recreation or amusement facility operated as a business and open to the general public for a fee.

Recreational Facility, Public - A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

Recreation Vehicle - A unit intended to provide temporary living accommodation for campers or travellers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers and travel trailers.

Recycling Collection Depot - A building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (a) processing of recyclable material other than compaction.
- (b) collection and storage of paints, oil, solvents or other hazardous material.
- (c) outdoor compaction.

Residential Care Facility - A licensed or approved group care facility governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Facility - Type I - A residential care facility in which the number of residents, excluding staff, does not exceed four.

Residential Care Facility - Type II - A residential care facility in which the number of residents, excluding staff, is more than four.

Restaurant - A place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

Retail Store - A place where goods, wares, or merchandise are offered for sale or rent, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

School, Private - A facility which meets Provincial requirements for elementary, secondary, or higher education, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

School, Public - A facility which meets Provincial requirements for elementary or secondary education, and which secures the majority of its funding from taxation.

Screening - A fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

Secondary Suite – A dwelling located within and accessory to a building in which the principal use is for a single detached residential dwelling. A secondary suite has cooking, food preparation, sleeping, and sanitary facilities which are physically separate from those of the principal dwelling within the building. A secondary suite has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the building.

Service Station - A place where petroleum products may be kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work and major repairs.

Shipping Container - Shall mean a prefabricated metal container or box specifically constructed for the transport of goods by rail, ship, or transport truck.

Shopping Centre - A building, or group of buildings, located on the same site and managed as a single unit, in which individual spaces are leased to four (4) or more of the permitted or discretionary commercial uses within either the **C1** - Community Centre Commercial District, **C2** - Highway Commercial District or the **MU** - Mixed Use District, for their mutual benefit, including the use of off-street parking and other joint facilities.

Sight Triangle - The triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are 7.6 metres distant from the point of intersection, measured along said site lines (refer to Figure 2-3).

Sign - Any device, letters, figures, symbols, emblems, or pictures which are affixed to, or represented directly or indirectly upon a building or structure, which identify or advertise any object, product, place, activity, person, organization or business; and which is visible on a street or public thoroughfare.

Sign, Awning - A sign made from canvas, plastic or similar non-rigid material affixed to a frame and attached to a building wall (refer to Figure 2-4(a)).

Sign, Canopy - A sign consisting of a rigid, multi-sided structure supported by columns or posts embedded in the ground (refer to Figure 2-4(b)).

Sign, Directional / Information - A sign giving directions, instructions or facility information but not including any advertising copy.

Sign, Fascia - A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, and which does not project more than 0.25 metres from such building or structure.

Sign, Free-Standing - A non-movable sign, not affixed to a building, and which is supported by a pole or similar structure.

Sign, Marquee - A sign that is mounted or painted on, or attached to an awning, canopy or marquee.

Sign, Portable - A portable, free-standing sign, mounted on a wide based frame, with a single sign face area no greater than 6.0 m², which can be readily moved or transported to various locations (refer to Figure 2-4(c)).

Sign, Projecting - A sign which is wholly or partially dependent upon a building for support and which projects more than 0.25 metres beyond the wall of the building (refer to Figure 2-4(d)).

Sign, Roof - A sign that is mounted on the roof of a building, or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Sign, Temporary - A removable sign erected for a period of time not exceeding six months.

Sign, Roof - A sign that is mounted on the roof of a building, or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Sign, Temporary - A removable sign erected for a period of time not exceeding six months.

Site - One or more contiguous lots under one title and used, or intended to be used, by a single principal use or principal building.

Site, Corner - A site at the intersection of two or more streets (refer to Figure 2-5).

Site, Interior - a site other than a corner site.

Site Coverage - That portion of the site that is covered by principal and accessory buildings.

Site Line, Front - The line that divides the site from the street. In the case of a corner site, the front site line shall mean the line separating the narrowest street frontage of the site from the street.

Site Line, Rear - The line at the rear of the site and opposite the front site line.

Site Line, Side - A site line other than a front or rear site line.

Site, Through - A site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-5).

Site Width - For rectangular sites, the horizontal distance between the side boundaries of the site measured along the front site line. For non-rectangular sites, the average of the horizontal distances between the side boundaries of the site measured along the front and rear site lines (refer to Figure 2-6).

Special Care Home - A nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care and nursing care.

Street - A public thoroughfare which affords the principal means of access to the abutting property.

Structural Alteration - The construction or reconstruction of supporting elements of a building or other structure.

Structure - Anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, walks or open air surfaced areas.

Tavern - A building or portion thereof where beer, wine, or spirits are served to patrons for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted.

Temporary Building - A building under 34 square metres in floor area without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Use - A use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Terrace - A level, artificially surfaced area adjacent to a principal building, not covered by a roof, at or within 0.6 metres of the finished grade; including patios.

Theatre - A place devoted to showing motion pictures or dramatic, dance, musical or other live performances.

Tourist Campground - A tract or parcel of land which provides for the location of tents or recreation vehicles used by travellers and tourists for overnight accommodation.

Town - The Town of Osler.

Townhouse - A multiple-unit dwelling in which each unit has its own entrance to the outside, each unit being separated from other units by a common wall or ceiling which has no openings.

Trailer Coach - Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

Use - The purpose or activity for which a piece of land, or its building is designed, arranged, occupied or maintained.

Veterinary Clinic - A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

Warehouse - A building used primarily for the storage of goods and materials.

Wholesale Establishment - The sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

Yard - An unoccupied space open to the sky on the same site with a building or structure.

Yard, Front - The area between the side site lines and the front site line to the front building line.

Yard, Rear - The area between the side site lines, and the rear site line to the rear building line.

Yard, Required - A yard or yards required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side - The area between the front and rear yards and between the side site line and the side building line.

Zoning District - A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

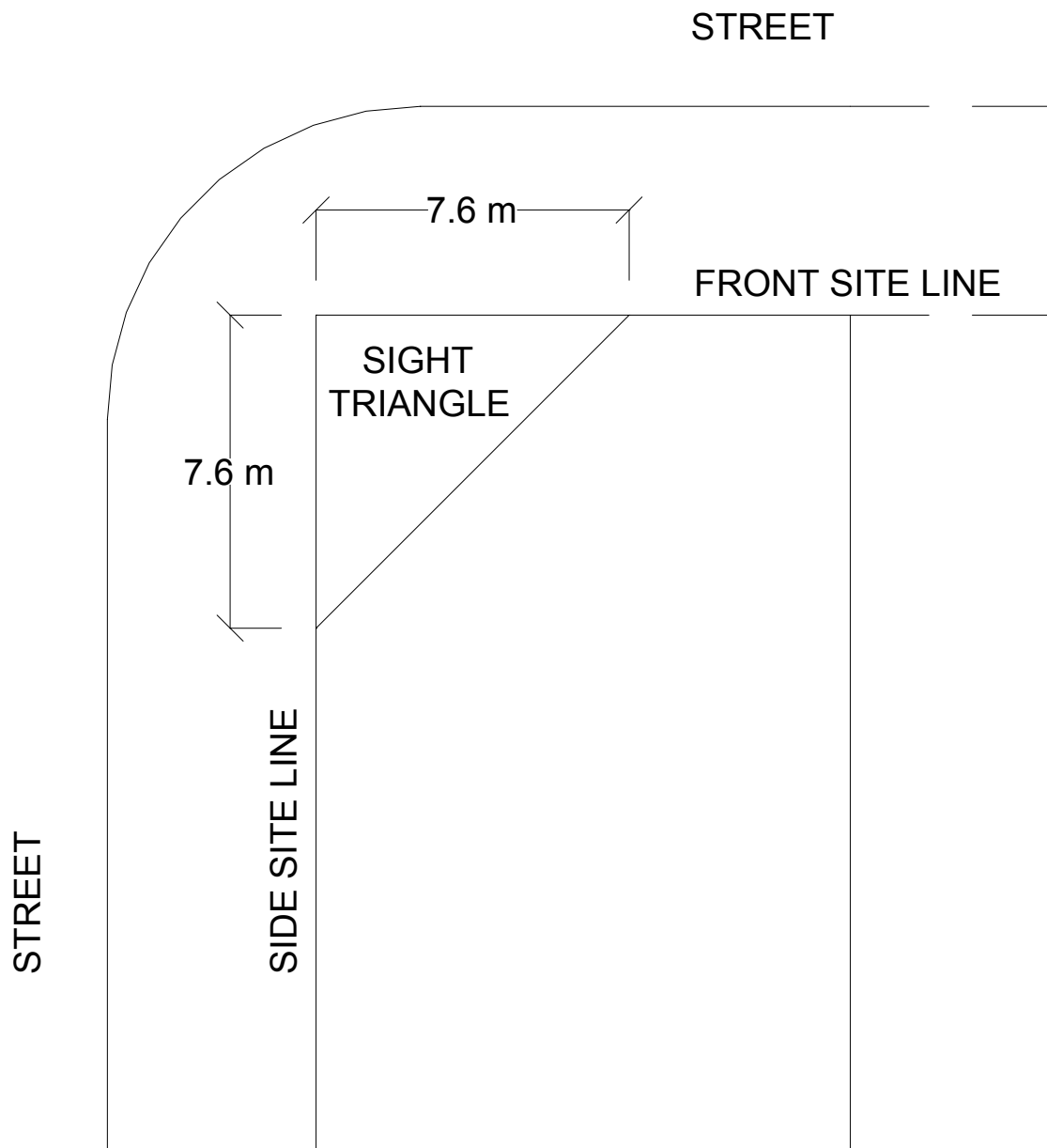


FIGURE 2-3: Sight Triangle

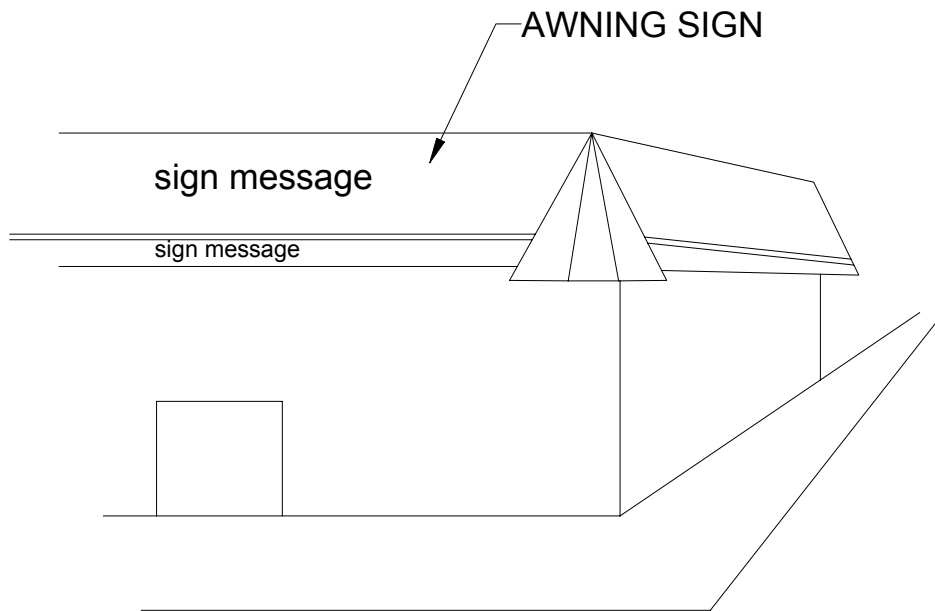


FIGURE 2-4(a): Illustration of Awning Sign

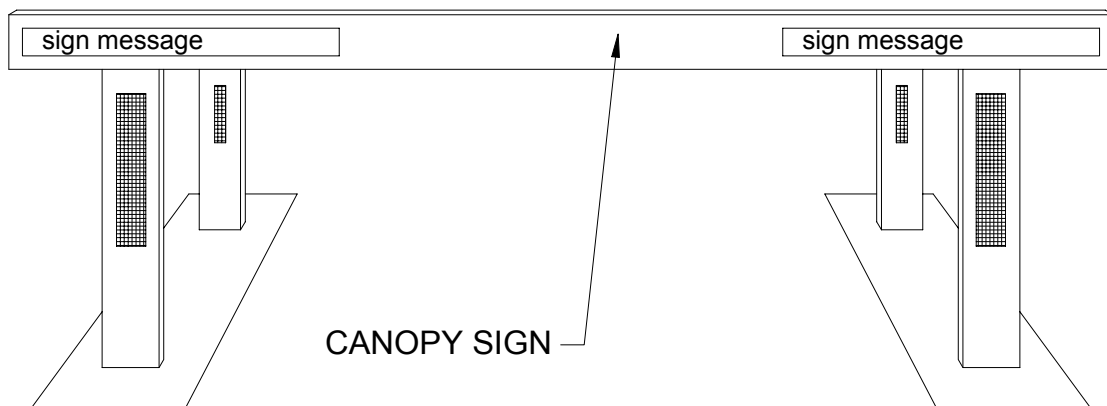


FIGURE 2-4(b): Illustration of a Canopy Sign

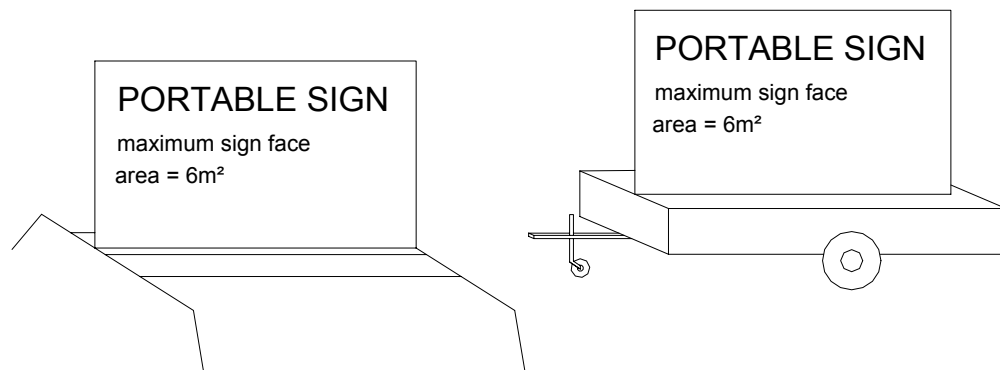
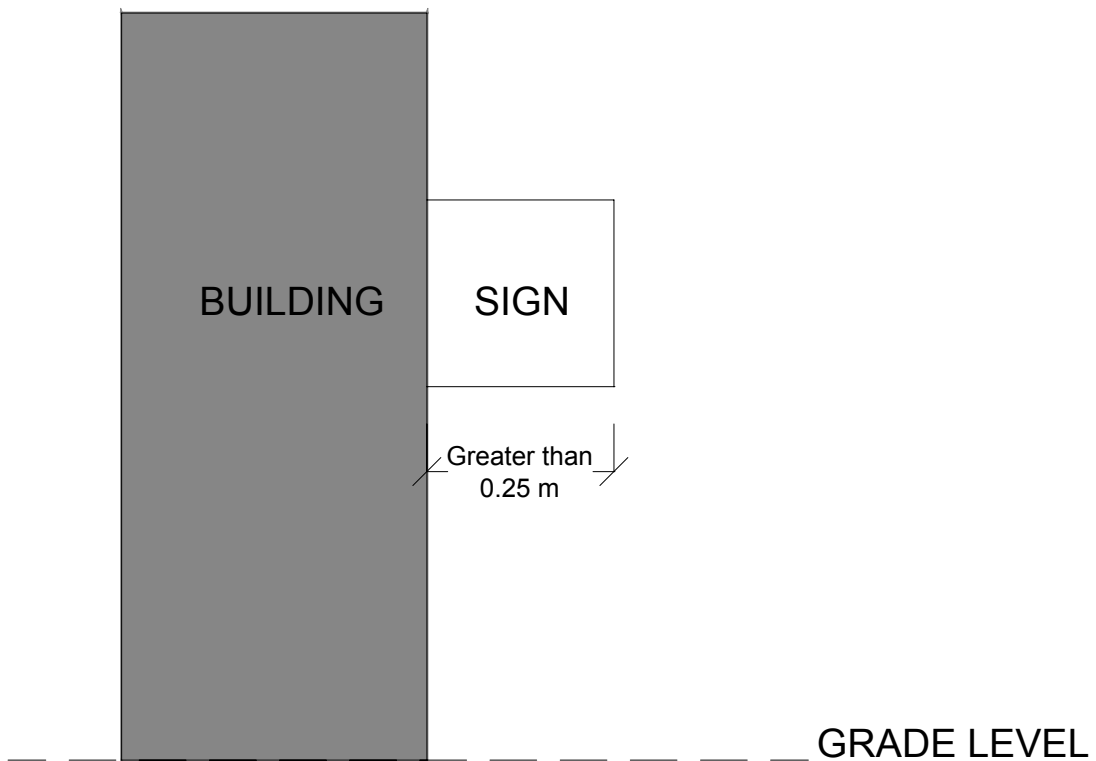


FIGURE 2-4(c): Illustration of Portable Signs



**FIGURE 2-4(d): Illustration of a
Projecting Sign**

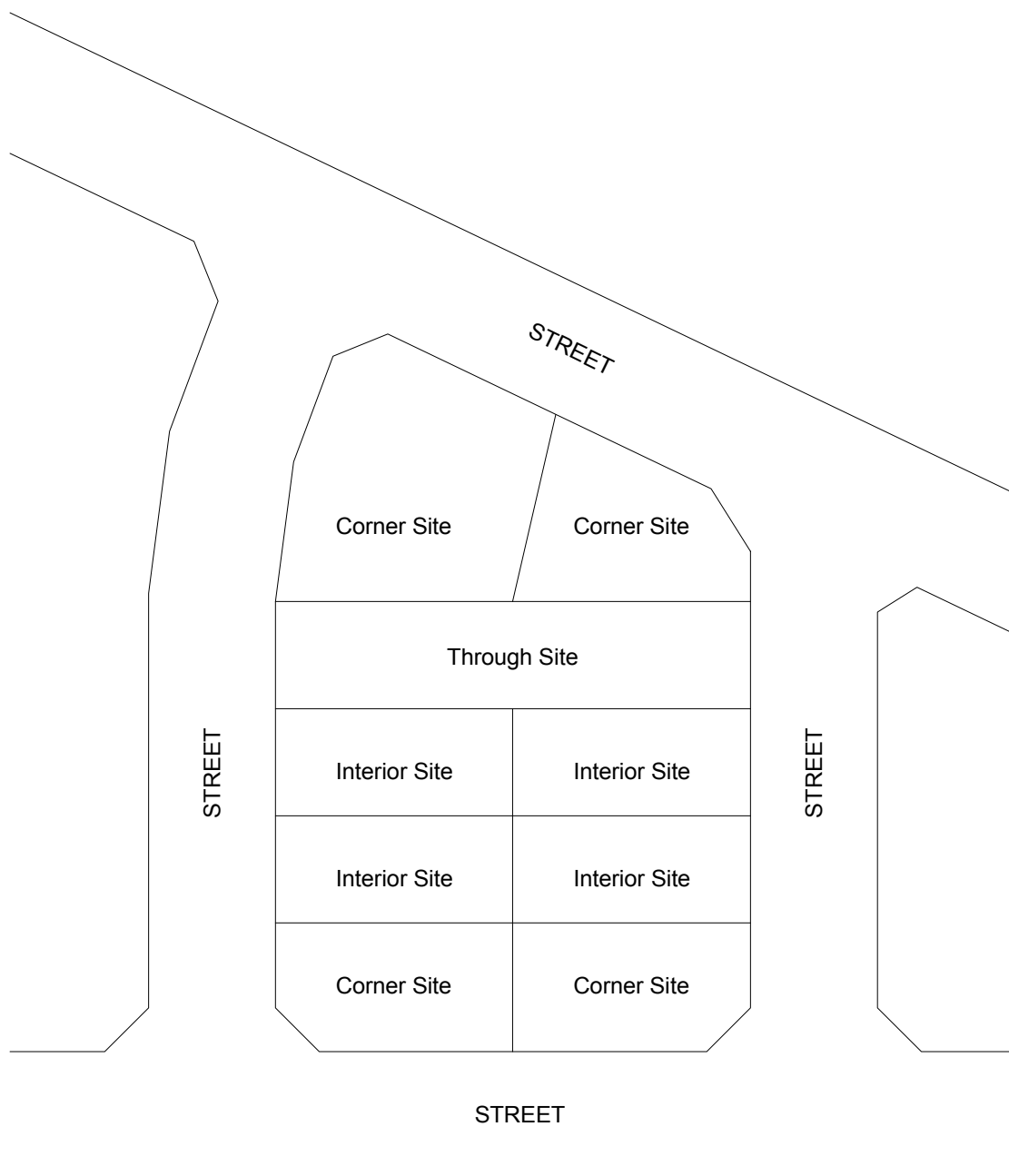


FIGURE 2-5: Illustration of Site Definition

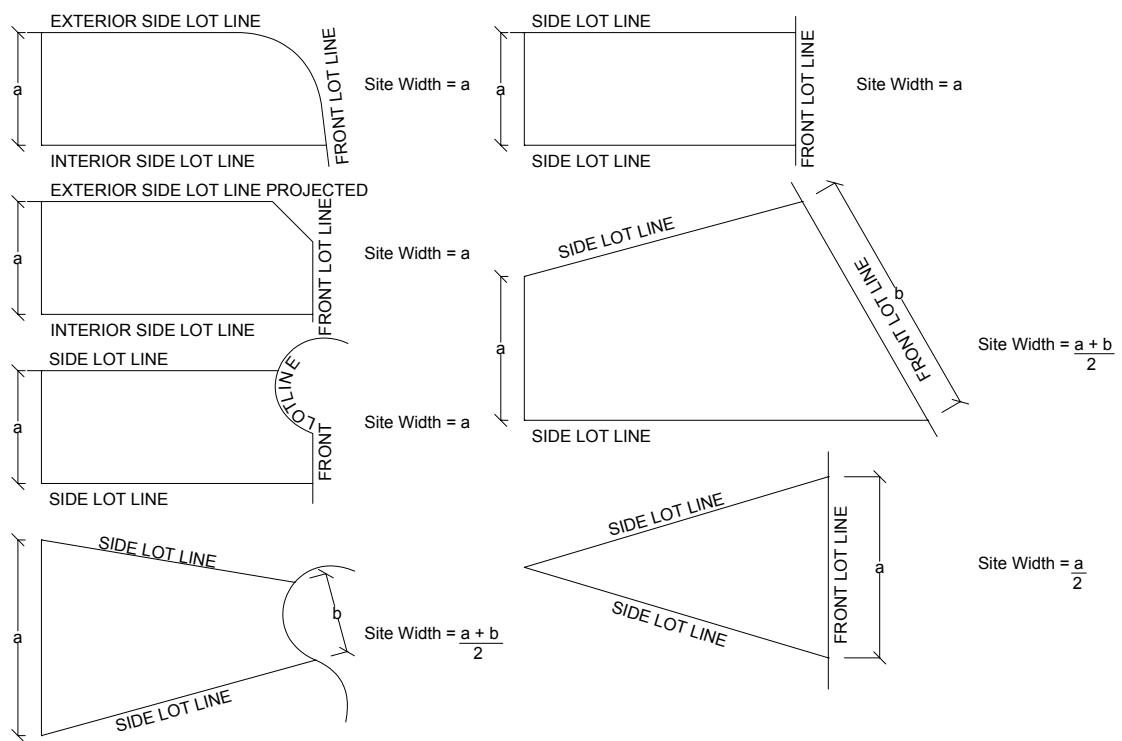


FIGURE 2-6: Illustrations of Site Width

SECTION 3 - ADMINISTRATION

3.1 DEVELOPMENT OFFICER

- 3.1.1 The Development Officer shall administer this Bylaw.
- 3.1.2 The Development Officer shall be the Administrator of the Town of Osler and any other person authorized, in writing, by the Administrator to act as a Development Officer for the purposes of this Bylaw and *The Planning and Development Act, 2007 (The Act)*.

3.2 DEVELOPMENT PERMIT

- 3.2.1 Except as provided in Section 3.2.2 no person shall undertake a development or commence a use unless a Development Permit has first been obtained. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 232 of *The Act*.
- 3.2.2 A Development Permit is not required for the following, but all other applicable provisions of this Bylaw are to be followed for:
- (1) the maintenance of a public work by the municipality or a public utility.
 - (2) the construction of a public work by the municipality.
 - (3) the installation of a public work on any street or other public right-of-way by the municipality.
 - (4) maintenance and repairs that do not include structural alterations.
 - (5) accessory buildings under 9.3 square metres.
 - (6) fences.
- 3.2.3 A building permit shall not be issued unless a Development Permit, where required, has also been issued.
- 3.2.4 The effective period for a development permit is 12 months. This period may be extended by the Development Officer for an additional 12 months, if requested in writing by the permit holder. A development permit shall be automatically invalid:
- (1) if the proposed development is not commenced within 12 months of the permit issuance date, or
 - (2) if the proposed development is legally suspended or discontinued for a period of 12 or more months, unless otherwise indicated by Council or the development officer.

3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

3.3.1 Except in the case of applications for a sign permit, a portable sign license or a home based business, every application for a development permit shall be accompanied by the following:

- (1) the names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person;
- (2) the proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;
- (3) the complete legal description and civic address of the subject property;
- (4) two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, streets and lanes adjacent to the site, key plan showing nearby lot patterns, all property boundaries, identified frontage of site, site area, site elevations and the location of any existing buildings, structures, utility poles and wires, fire hydrants, underground utilities, easements, building encroachments, and the type and location of existing trees.
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions and the location of all doorways, walkways and pedestrian circulation areas.
 - (c) the location and size of all parking spaces, aisles and vehicle circulation areas, loading spaces, and entrances and exits to the site.
- (5) two copies of scaled plans, showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions and room areas and dimensions.

3.3.2 The Development Officer may require the submission of documentation relating to the requirements of Section 4.13 of this Bylaw, where relevant.

3.3.3 The Development Officer may require the submission of a site grading plan for a new subdivision or development subject to Section 3.4.3 (8) of the Official Community Plan.

3.4 DEVELOPMENT PERMIT APPLICATION PROCESS

- 3.4.1 Applications for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.
- 3.4.2 The Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Bylaw, the Official Community Plan and *The Act*.
- 3.4.3 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(1)(c) and (d) of *The Act*.
- 3.4.4 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.
- 3.4.5 The Development Officer may revoke a development permit where:
 - (1) the development permit has been issued in error.
 - (2) an approved development is not being developed or operated in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit.
 - (3) a development is subject to an agreement which has been cancelled by Council pursuant to Sections 65 or 69 of *The Act*.
- 3.4.6 The Development Officer shall give the reasons for denying or revoking a development permit.

3.5 DEVELOPMENT PERMIT APPLICATION FEES

- 3.5.1 Development permit application fees are set out in Section 3.14.
- 3.5.2 There shall be no development permit application fee for sign permits. Sign permit fees are set out in Section 4.8.4 of this Bylaw.

3.6 DEVELOPMENT APPEALS BOARD

- 3.6.1 A Development Appeals Board of the Town of Osler shall be appointed in accordance with Sections 213 to 227 of *The Act*.

3.7 RIGHT OF APPEAL

- 3.7.1 Where an application for a PERMITTED USE has been REFUSED, the applicant shall be advised of the right of appeal to the Development Appeals Board of the Town of Osler.
- 3.7.2 Where an application for a DISCRETIONARY USE has been APPROVED by Council, WITH PRESCRIBED SPECIAL DEVELOPMENT STANDARDS pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the Town of Osler.
- 3.7.3 An application for a Development Permit for a PERMITTED USE shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 3.7.2 as though the application had been refused at the end of the period specified in this subsection.
- 3.7.4 Where a person wishes to appeal to the Board, he/she shall file written notice of his/her intention to appeal with the secretary of the Board, together with a sum of not more than \$50.00 that the Board may specify to be applied to the expenses of the appeal.

3.8 MINOR VARIANCES

- 3.8.1 Council may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that is a permitted use as specified in this Bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of *The Act*.
- 3.8.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.
- 3.8.3 An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of \$50.00.

3.9 NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

- 3.9.1 Non-conforming uses and non-conforming buildings shall be subject to Sections 88 through 93 inclusive of *The Act*.
- 3.9.2 No existing building or site shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the International System of Units (S.I.) where such nonconformity results solely from such conversion and is reasonably equivalent to the S.I. standard herein established.

3.10 DISCRETIONARY USE APPLICATIONS

3.10.1 Discretionary Use Application Process

The following procedures shall apply to discretionary use applications:

- (1) Applicants must file with the Development Officer a development permit application, a site plan, and other plans and information as required by the Development Officer and pay the required application and public hearing fees.
- (2) The application will be examined by the Development Officer for conformance with the Official Community Plan, this Zoning Bylaw and any other applicable policies and regulations.
- (3) The Development Officer may request comments from other government agencies, where applicable.
- (4) The Development Officer will prepare a report concerning the application including recommendations that conditions be applied to an approval.
- (5) The Development Officer will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners of abutting property. The Development Officer will prepare on-site notification posters which must be placed on the site by the applicant and must remain on the site until the application is considered by Council.
- (6) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council.
- (7) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.
- (8) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.
- (9) Where an application for a discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 3.10.3 of this bylaw.
- (10) Where an application for a discretionary use is approved by resolution of Council and the proposed development does not meet the zoning

regulations for the applicable zoning district, the Development Officer shall refuse the application and advise the applicant of the right of appeal.

- (11) The Development Officer shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.

3.10.2 Discretionary Use Evaluation Criteria

Council will apply the following general criteria, and where defined, use specific criteria, in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

- (1) The proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw and must demonstrate that it will maintain the character, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
- (2) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
- (3) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.
- (4) The proposal must provide sufficient landscaping and screening, and, where possible, shall preserve existing vegetation.
- (5) The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible, further appropriate provisions shall be made so as to ensure no adverse parking or access affect occur.
- (6) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment such as the cumulative effect of locating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area.
- (7) Consideration will be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area.

- (8) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (9) Proposals for discretionary use which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (10) The proposal must demonstrate that all relevant and/or required permits from the Ministry of Environment have been obtained prior to discretionary use approval.

3.10.3 Terms and Conditions for Discretionary Use Approvals

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In approving any discretionary use, to minimize land use conflict, Council may prescribe specific development standards related to:
 - (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent property;
 - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
 - (d) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - (e) control of noise, glare, dust and odour;
 - (f) landscaping, screening and fencing and preservation of existing vegetation to buffer adjacent properties;
 - (g) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs;
 - (h) prescribed specified time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and;
 - (i) intensity of use.

- (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Bylaw.
- (3) Council's approval of a discretionary use application is valid for a period of 12 months from the date of the approval. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if the Council determines, within the 12 month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
- (4) Council may direct that a discretionary use permit extension be granted for an additional 12 month period by the Development Officer, upon request of the applicant.
- (5) If an approved discretionary use or form of development ceases to operate for a period of twelve (12) months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
- (6) Council may instruct the Development Officer to issue a notice of refusal to the applicant, where the applicant has been given adequate opportunity to alter the proposal to comply with the Bylaw. The notice shall state the reason for refusal.
- (7) Prior to issuance of a development permit for the establishment of a gravel pit or gravel crushing operation, Council may require the developer to enter into an agreement, pursuant to Section 235 of The Act, to define the responsibilities of the operator and operation requirements. Any of the following criteria, along with any additional criteria in accordance with an agreement set by Council and the developer, may be prescribed in such an agreement, subject to 3.7.4 (21) of this Bylaw:
 - (a) conditions respecting the operation of the pit or quarry;
 - (b) responsibilities of the developer and/or operator concerning the reclamation of the site;
 - (c) the routing of trucks to and from the site;
 - (d) the planting of trees on and/or near the site, and/or in another location to the satisfaction of Council;
 - (e) the erection of fencing and signs;
 - (f) the maintenance of municipal roadways; and/or

- (g) the posting by the developer of a performance bond to guarantee adherence to the above or any other requirements that Council may specify.

3.11 AMENDING THE ZONING BYLAW

- 3.11.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.
- 3.11.2 Council may authorize a proposed amendment to the Zoning Bylaw, and that amendment may be adopted by bylaw, subject to Section 3.11.3.
- 3.11.3 Sections 206 - 212 of The Act shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Zoning Bylaw.

3.12 DEVELOPMENT APPEALS BOARD

- 3.12.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of The Act.
- 3.12.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.
- 3.12.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.
- 3.12.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
- 3.12.5 Nothing in this section authorizes a person to appeal a decision of the council:
 - (1) refusing to amend the Zoning Bylaw; or,
 - (2) rejecting an application for approval of a discretionary use.
- 3.12.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of The Act shall apply.

3.13 MINOR VARIANCES

- 3.13.1 Council may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use in which a development permit has

been issued. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of The Act.

- 3.13.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

3.14 FEES

3.14.1 Amendment of the Zoning Bylaw

In addition to the fees outlined in Section 3.14.2(3), where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment. Council may choose not to proceed with the advertising if it concludes that the proposed amendment is unsuitable or unnecessary.

3.14.2 Application Fees

- (1) An applicant for a development permit shall pay an application fee in accordance with the following:
 - (a) Permitted principal use: \$50.00
 - (b) Permitted accessory use: \$50.00
 - (c) Permitted ancillary use: \$50.00
 - (d) Discretionary principal use: \$125.00
 - (e) Discretionary accessory use: \$125.00
 - (f) Discretionary ancillary use: \$125.00
 - (g) Development Appeal Fee: up to \$50.00 as specified by the Development Appeals Board.

These fees shall be in addition to any fee required by Section 3.14.1 above.

- (2) Detailed review costs:
 - (a) General: Where a development or subdivision proposal involves a detailed review, a plan or Zoning Bylaw Amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or legal and professional planning advice, Council may require the applicant to pay the full cost of the additional application review and administration costs, as Council may determine by resolution.
 - (b) Items: Such costs may include Council meetings, legal and professional planning costs, municipal administration fees and site inspection fees, as determined by Council.

- (c) Documentation: Such costs may be addressed and clarified in Council specified documents, including development and servicing agreements.
- (3) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the Municipality the following fees, where applicable:
 - (a) Text amendments: \$200
 - (b) Map amendments:

Class 1 Districts: PR, FUD, CS

Class 2 Districts: C1, C2, MU, M

Class 3 Districts: R1, R1A, R2, R3, RMH

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$100	\$200	\$500
	Class 2	\$100	\$200	\$300
	Class 3	\$100	\$200	\$200

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above categories the sum of the amendment fees shall apply for all categories.

These fees shall be in addition to any fee required by Section 3.14.1 above.

3.14.3 Special Provisions for Zoning Agreements

- (1) A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* shall be indicated on the Zoning District Map by the addition of the Bylaw number authorizing agreement after the zoning district designation.

3.15 ZONING COMPLIANCE OFFENSES AND PENALTIES

- (1) Pursuant to Section 242(4) of *The Act*, the Development Officer may issue a zoning compliance order for development that contravenes this bylaw in order to achieve bylaw compliance.
- (2) Any person who violates this bylaw is guilty of an offence and liable upon summary conviction, to penalties and subject to an order as stated in Section 243 of *The Act*.

SECTION 4 - GENERAL REGULATIONS

4.1 LICENCES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION – Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements and from obtaining any licence, permission, permit, authorization or approval required by such requirements or regulations.

4.2 BUILDING LINES – Where a building line in a residential district has been established by existing buildings in a block having at least one half the lots built on, new development may conform to this line.

4.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A SITE – Only one principal building shall be placed on any site with the exception of dwelling groups, shopping centres, health care clinics, mobile homes in mobile home courts, recreation facilities, schools, hospitals, senior citizens' homes, special care homes and public works.

4.4 REQUIRED YARDS AND OPEN SPACE

4.4.1 Minimum Yards Required - No portion of any yard or open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

4.4.2 Permitted Obstructions in Required Yards - The following shall not be considered to be obstructions and shall not be considered in the determination of yard dimensions or site coverage:

- (1) In all yards: steps or ramps of 1.6 metres or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane; trees; shrubs; walks; uncovered driveways; fences; trellises; flag poles and wheelchair ramps.
- (2) In front yards:
 - (a) Overhanging eaves and gutters projecting not more than 1 metre.
 - (b) Lighting fixtures, lamp posts, raised patios, decks, canopies or balconies having a projection of not more than 1.8 metres.
 - (c) Sills, belt cornices, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres.

(3) In rear yards:

- (a) Raised patios and decks measuring more than 0.6 metres in height above grade, and canopies and balconies having a projection of not more than 3 metres.
- (b) Raised patios, terraces and decks measuring 0.6 metres or less in height above grade, provided they do not project to within 3 metres of the rear site line.
- (c) Overhanging eaves and gutters, sills, belt courses, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 1 metre into the yard.
- (d) On interior sites, enclosed private swimming pools when attached to the principal building, projecting not more than 3 metres into the yard.
- (e) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.

(4) In side yards:

- (a) Raised patios, terraces and decks measuring 0.6 metres or less in height above grade.
- (b) Raised patios and decks measuring more than 0.6 metres in height above grade and canopies and balconies provided they do not project more than 1.8 metres into the required yard, or into more than 25% of the required yard, whichever is less.
- (c) Sills, belt courses, pilasters or other similar vertical columns, cornices, eaves and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres into the yard.
- (d) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.

- 4.5 FENCES** – A fence or wall, defined as an accessory building herein, shall be permitted in accordance with the provisions of Section 4.6.8.

4.6 ACCESSORY BUILDINGS AND STRUCTURES

- 4.6.1 Accessory buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.

- 4.6.2 **Time of Construction** - Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following cases:

- (1) Where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.

4.6.3 Height of Accessory Buildings

- (1) In any Commercial, Industrial, Community Service, Mixed Use, Parks or Future Urban Development District accessory buildings are not to exceed the height of the principal building.
- (2) In any Residential District accessory buildings are not to exceed the height of the principal building and in no case shall the height of an accessory building exceed 5.5 metres.

4.6.4 Private Garages and Carports

- (1) Private garages and carports attached to the principal building by a substantial roof structure are considered as part of the principal building and subject to the regulations governing the principal building.
- (2) On any site in any residential zoning district only one detached garage, not exceeding 100 square metres in area, subject to Sections 4.6.5 (1) (d) and 4.6.6 (below), is allowed.
- (3) Except when conforming with established building lines, no main door of a garage which faces a road shall be within 6.0 metres of the side or front site line faced by the door.

4.6.5 Location and Size of Accessory Buildings

- (1) Detached accessory buildings in all Residential Districts are subject to the following regulations:

- (a) Accessory buildings located in the required rear yard shall not occupy more than forty (40) percent of the required rear yard, and shall not obstruct access to any lane.
- (2) Detached accessory buildings in all zoning districts are subject to the following regulations:
 - (a) Yard, rear: minimum - 0.6 metres, except where the main door faces the rear site line, the minimum shall be 3 metres.
 - (b) Yard, side: minimum - 3 metres from a side site line abutting a street, otherwise 0.6 metres.
 - (c) Detached accessory buildings shall be located at least 1 metre from the principal building.

4.6.6 **Number of Accessory Buildings**

In any Residential District, there shall be no more than three (3) accessory buildings on a site.

4.6.7 **Satellite Dishes, Solar Collectors**

- (1) The installation and operation of a microwave satellite dish, solar collector, and their supporting structures shall be permitted in all zoning districts subject to the following:
 - (a) In any Commercial, Community Service or Residential District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer.
 - (b) In any Commercial, Community Service or Residential District such structures, if freestanding, shall not exceed a height of five (5) metres above grade level.
 - (c) In any Commercial, Community Service or Residential District such structures if attached to a principal building, shall not exceed a height of five (5) metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof.
 - (d) In any Commercial, Community Service or Residential District such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the

accessory building upon which such structure is attached or erected.

4.6.8 Fences and Walls

- (1) A principal building or use must be established on a site prior to the erection of a fence or wall on the site.
- (2) A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.
- (3) No fence, wall or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard to a height of more than 1.0 metres above grade.
- (4) No fence, wall, screen or other structure not otherwise permitted, shall be erected in a required side or rear yard, or on any site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade.
- (5) Paragraphs (3) and (4) above do not apply in C1, C2, M or FUD Districts, except that in the case of a corner site, no fence, wall, screen, hedge or other structure shall be placed so as to create a visual obstruction in an established intersection sight triangle.

4.6.9 Shipping Containers

- (1) No shipping container shall be used, placed or stored on any lot other than a lot in an industrial district or the C2 - Highway Commercial District and in such cases the shipping container must comply with the siting requirements for the zone as if it were an accessory building and shall only be used for shipping or storage purposes accessory to the principal use of the site.
- (2) The total floor area of shipping containers used on any site shall not exceed 15% of the floor area of the principal building on the site.
- (3) Shipping containers shall not be placed in any front yard and shall be screened from view by a solid fence or hedge to the satisfaction of the development officer.

4.6.10 Membrane Covered Structures

- (1) In all districts anchored membrane covered structures up to 18.6 m² (200 square feet) are allowed.
- (2) In all industrial districts and the C2 - Highway Commercial District, anchored membrane covered structures are allowed.

- (3) Development applications for permanent membrane covered structures must include a drawing stamped by a Professional Engineer to prove the structure will meet Section 4 of the National Building Code and CSA standard A660.
- (4) In all cases the membrane covered structures must comply with the siting requirements for the zone as if it were an accessory building.
- (5) In any district, temporary membrane covered structures shall be allowed for a period not to exceed seven (7) days in a calendar year.
- (6) In any residential district, temporary structures shall not be used for private garage purposes.

4.6.11 Secondary, Garden and Garage Suites

- (1) A secondary, garden or garage suite may be allowed as a discretionary accessory use to a permitted single detached dwelling in the R1 or R2 zoning districts, subject to the Discretionary Use Evaluation Criteria contained in Section 3.10.2 herein and having regard to:
 - (a) the compatibility of the use with the siting, grade elevations, height, roof slopes, and building types and materials characteristic of surrounding low density housing and development, and
 - (b) its effect on the privacy of adjacent properties.
- (2) The requirements for accessory buildings outlined in Sections 4.6.1 to 4.6.10 herein do not apply to secondary, garden or garage suites. Specific requirements for secondary suites are contained in subsection (3), and for garden and garage suites in subsection (4) below. All secondary, garden, and garage suites are subject to the following general requirements:
 - (a) No more than one secondary, garden, or garage suite shall be allowed per residential site.
 - (b) No more than three bedrooms allowed for any secondary, garden, or garage suite.
 - (c) No more than three persons are allowed to occupy any secondary, garden, or garage suite.
 - (d) One off-street parking space is required for any secondary, garden or garage suite in addition to the required parking for the principal residential building on the site. The parking space for the principal residential building may be located in a required front yard. The required parking space for any suite shall not be

located in a required front yard, unless the subject site has no access to a rear lane, and shall be paved and screened to the satisfaction of Council.

- (e) Any secondary, garden or garage suite shall comply with the requirements of the National Building Code, subject to the approval of the Municipal Building Inspector.
 - (f) Any secondary, garden or garage suite shall not be separated from the principal building through condominium or bare land condominium conversion or subdivision of land.
- (3) Secondary suites shall be subject to the following additional requirements:
- (a) In order to accommodate a secondary suite, a single detached dwelling must have a gross floor area, including the area of any basement, of at least 100 m².
 - (b) The maximum floor area of a secondary suite shall be no more than 40% of the gross floor area of the single detached dwelling in which it is located, or 70 m², whichever is the lesser.
 - (c) The minimum floor area for a secondary suite shall be 30 m².
 - (d) The exterior finishing of a secondary suite shall be consistent with the exterior of the remainder of the principal dwelling to give the entire building the appearance of a single dwelling.
- (4) Garden and garage suites shall be subject to the following additional requirements:
- (a) The minimum side yard for garden and garage suites shall be the same as the yard requirement that applies to the principal building in the applicable zoning district for all lots in a residential block, including corner lots.
 - (b) The maximum height of a garden suite shall be 4.3 m. The maximum height of a garage suite shall be 5.5 m or the height of the garage, whichever is the lesser.
 - (c) The maximum floor area of a garden or garage suite shall be 50 m² and the minimum floor area shall be 30 m².
 - (d) The minimum distance between a detached garage containing a garage suite and the principal building on the site shall be 4 m.
 - (e) No decks on garden or garage suites shall be allowed.

- (f) Windows contained within a garage or garden suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties by:
 - (i) offsetting window placement to limit direct views of abutting rear or side yard amenity areas or direct view into a garage or garden suite on an abutting site;
 - (ii) strategic placement of windows in conjunction with landscaping or the placement other accessory buildings; and
 - (iii) placement of larger windows such as living room windows, to face a lane, flanking street or towards the interior of the lot.

4.7 OFF STREET PARKING AND LOADING

4.7.1 Parking and Loading Spaces Required With Development

- (1) No person shall erect, enlarge, or extend any building or structure permitted under this Bylaw, unless the required parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.
- (2) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other specified units of measurement for required parking and loading facilities, parking and loading facilities as required in this Bylaw shall be provided for any increase in intensity of use.
- (3) Wherever the existing use of a building or structure is changed to a new use, parking and loading facilities shall be provided as required for the new use; however, if the building or structure was erected prior to the effective date of this Bylaw, additional parking and loading facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use.
- (4) All required parking facilities shall be located on the same site as the principal building or use, with the exception of lands within the C1 or C2 Districts, where required parking spaces may be located on a remote site. In the C1 and C2 Districts, remote parking may be approved where the remote site is within 150 metres of the principal building or use and where the remote site is located within a Commercial or Industrial district.
- (5) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.

4.7.2 Payment in Lieu of Required Off Street Parking Facilities

- (1) Council may exempt any applicant for a use permitted in the **C1** - Community Centre Commercial District from the requirement of providing off-street parking facilities where, in lieu thereof, the applicant pays or agrees to pay the Council the sum of money calculated by multiplying the number of off street parking spaces that would otherwise be required by \$2,000.00.
- (2) The payment of or agreement to pay such sums of money shall be subject to such terms and conditions as Council may determine.

4.7.3 General Regulations for Off Street Parking and Loading

- (1) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- (2) Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design, development and maintenance standards:
 - (a) All required parking and loading facilities shall be clearly demarcated and have adequate storm water drainage and storage facilities.
 - (b) Where warranted, on-site traffic signs shall be provided.
 - (c) In situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land used or intended to be used for residential purposes.
 - (d) All required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:

Type of Space	Minimum Dimensions	Minimum Vertical Clearance
Parking spaces having direct access to a registered lane	2.7 by 6.7 m	2.0 m
Parallel parking spaces	3.0 by 6.7 m	2.0 m
Parking spaces other than those described above	2.7 by 6.0 m	2.0 m
Loading space	3.0 by 7.5 m	4.0 m

- (e) All required parking and loading spaces shall, without excessive vehicular manoeuvring, have direct access to a driveway, aisle or registered lane leading to a public street. Driveways and aisles which provide access to parking or loading spaces shall conform to the following minimum dimensions:

Parking Angle in Degrees	Width of Aisle or Driveway
75 to 90	6.0 metres (two-way traffic)
50 to 74	5.5 metres (two-way traffic)
49 or less	3.7 metres (one-way traffic only)

For the purpose of the above minimum dimensions, angles shall be measured between the centre line of the parking or loading space and the centre line of the driveway or aisle.

- (f) All entrances to and exits from a required parking facility shall be designed in such a manner to minimize traffic congestion and interference with traffic movement along public streets.
- (g) Driveways leading to a public street or public right-of-way or to an internal private roadway, aisle, ramp or parking space shall be of sufficient length and width to accommodate expected vehicle volumes and therefore minimize traffic congestion and interference of traffic movement within the required parking facility and along public streets. The length, width and slope of such driveways shall be based upon accepted engineering roadway design principles.
- (h) For multiple-unit dwellings, all parking spaces shall be suitably screened from view from adjacent streets, and all required visitor parking spaces shall be clearly marked or signed as such.

4.7.4 Required Off Street Parking and Loading in Residential and Community Service Districts

- (1) The minimum off street parking requirements for all Residential and the Community Service Districts are set out in Table 4-1.
- (2) In all Residential Districts, required off-street parking shall not be located in any required front yard.
- (3) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.5 Required Off Street Parking and Loading in Commercial Districts

- (1) The minimum off street parking requirements for all Commercial Districts are set out in Table 4-2.
- (2) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.6 Required Off Street Parking and Loading in the MU Mixed Use District

- (1) The minimum off street parking requirements for the MU - Mixed Use District are set out in Table 4-3.
- (2) In the MU - Mixed Use District, required off-street parking for residential uses shall not be located in any required front yard.
- (3) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.7 Required Off Street Parking and Loading in Industrial Districts

- (1) The minimum off street parking requirements for all Industrial Districts are set out in Table 4-4.
- (2) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.8 Required Off Street Parking and Loading in Parks and Recreation and Future Urban Development Districts

- (1) The minimum off street parking requirements for all Parks and Recreation and Future Urban Development Districts are set out in Table 4-5.
- (2) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Adult day care	1 space plus 1 space per 5 persons enrolled in the facility	1 space plus 1 space per 5 persons enrolled in the facility
Ambulance stations	1 space per 28 m ² of gross floor area, excluding garage area	1 space per 28 m ² of gross floor area, excluding garage area
Bed and breakfast homes	1 space plus 1 space for each guest room	1 space plus 1 space for each guest room
Cemeteries	---	no requirement
Clubs	1 space per 50 m ² of gross floor area	1 space per 50 m ² of gross floor area
Commercial recreation facilities	---	1 space per 50 m ² of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity
Community centres	1 space per 50 m ² of gross floor area	1 space per 50 m ² of gross floor area
Convenience stores	---	1 space per 28 m ² of gross floor area
Cultural institutions	1 space per 50 m ² of gross floor area	1 space per 50 m ² of gross floor area
Custodial care facilities	1 space plus 1 space per 5 persons enrolled in the facility	1 space plus 1 space per 5 persons enrolled in the facility
Day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility per day	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
Dwelling groups	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Educational institutions	---	1.2 spaces per classroom plus 1 space per 8 students at design capacity
Farmers' markets and farm stands	---	1 space per 28 m ² of selling and display area for farmers' markets; no requirement for farm stands
Federal, Provincial and Municipal buildings and uses, excluding warehouses and storage yards	---	1 space per 28 m ² of gross floor area
Financial Institutions	---	1 space per 28 m ² of gross floor area

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Funeral homes	---	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area
Health care clinics	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Home based business - type II	1 space per non-resident employee	1 space per non-resident employee
Laundromats	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Medical, dental and optical laboratories	---	1 space per 28 m ² of gross floor area
Mobile home courts	1 space per dwelling unit	---
Mobile homes	1 space per dwelling unit	
Multiple unit dwellings	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Parking lots	no requirement	no requirement
Parks and playgrounds	no requirement	no requirement
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area
Prefabricated homes	1 space per dwelling unit	---
Private schools	1.2 spaces per classroom plus 1 space per 4 students at design capacity	1.2 spaces per classroom plus 1 space per 4 students at design capacity
Public elementary schools	1 space per staff member	1 space per staff member
Public secondary schools	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side or rear yard	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side or rear yard
Public Works	no requirement	no requirement
Public hospitals	---	1 space per 4 beds plus 1 space per 4 employees

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Public recreational facilities	1 space per 50 m2 of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity	1 space per 50 m2 of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity
Residential Care Facilities	1 space plus 1 space for each non-resident staff member in the facility	1 space plus 1 space for each non-resident staff member in the facility
Restaurants	---	1 per 4 seats intended for patrons' use
Semi-detached / two-unit dwellings	1 space per dwelling unit	1 space per dwelling unit
Single detached dwellings	1 space per dwelling unit	1 space per dwelling unit
Special care homes	---	1 space per 4 beds plus 1 space per 4 employees

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Dwelling units	1 space per dwelling unit	1 space per dwelling unit
Ambulance stations	1 space per 28 m ² of gross floor area, excluding garage area	1 space per 28 m ² of gross floor area, excluding garage area
Animal hospitals	---	1 space per 28 m ² of gross floor area
Auto body shops	---	1 space per 28 m ² of gross floor area
Automobile, marine, etc. sales and service	---	1 space per 28 m ² of gross floor area
Automotive / industrial supply stores	---	1 space per 28 m ² of gross floor area
Bakeries with retail sales	no requirement	---
Bingo halls	---	1 per 4 seats intended for patrons' use
Bulk fuel dealers	---	1 space per 28 m ² of gross floor area
Bus terminals	no requirement	1 space per 28 m ² of gross floor area
Butcher shops	no requirement	1 space per 28 m ² of gross floor area
Car washes	3 spaces per bay	3 spaces per bay
Clubs	no requirement	---
Commercial recreation facilities	no requirement	1 space per 28 m ² of gross floor area
Consignment centres	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Construction trades	---	1 space per 28 m ² of gross floor area
Convenience stores	no requirement	1 space per 28 m ² of gross floor area
Cultural institutions	no requirement	1 space per 28 m ² of gross floor area
Dairy processing with retail sales	no requirement	1 space per 28 m ² of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Distilleries, wineries, and breweries	no requirement	1 space per 28 m ² of gross floor area
Drive-in theatres	---	1 space per 28 m ² of gross floor area
Farmers' markets and farm stands	no requirement	1 space per 28 m ² of selling and display area for farmers' markets; no requirement for farm stands
Financial institutions	no requirement	1 space per 28 m ² of gross floor area
Food processing	---	1 space per 20 m ² of gross floor area
Freight handling facilities	---	1 space per 28 m ² of gross floor area
Funeral homes	no requirement	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area
Gas bars	no requirement	1 space per 28 m ² of gross floor area
Greenhouses	no requirement	1 space per 28 m ² of gross floor area
Health care clinics	no requirement	1 space per 28 m ² of gross floor area
Home based business - type II	1 space per non-resident employee	1 space per non-resident employee
Hotels	1 space per 2 guest rooms plus 1 space per 15 m ² of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site	1 space per 2 guest rooms plus 1 space per 15 m ² of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site
Indoor storage rental facilities	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Lumber yards, home improvement centres and building supply establishments	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Malls	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Medical, dental and optical laboratories	no requirement	---
Miniature golf courses	---	1 space per 28 m ² of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Motels	1 space per guest unit	1 space per guest unit
Multiple unit dwellings	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	---
Night clubs	no requirement	1 space per 28 m2 of gross floor area
Nurseries, greenhouses and garden centres	---	1 space per 28 m2 of gross floor area
Offices and office buildings	no requirement	1 space per 28 m2 of gross floor area
Parking lots	no requirement	no requirement
Parks and playgrounds	no requirement	no requirement
Personal service shops	no requirement	1 space per 28 m2 of gross floor area
Photography studios	no requirement	---
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m2 of gross floor area devoted to main assembly area	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m2 of gross floor area devoted to main assembly area
Printing plants and newspaper offices	no requirement	---
Public garages	---	1 space per 50 m2 of gross floor area
Public Works	no requirement	no requirement
Public recreational facilities	no requirement	1 space per 50 m2 of gross floor area
Radio and television stations	no requirement	---
Recycling collection depots	---	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Repair Services	no requirement	1 space per 28 m2 of gross floor area
Restaurants	no requirement	1 per 4 seats intended for patrons' use
Retail stores	no requirement	1 space per 28 m2 of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Service stations	no requirement	1 space per 28 m2 of gross floor area
Single detached dwellings	1 per dwelling unit	1 per dwelling unit
Shopping centres	1 space per 28 m2 of gross floor area	1 space per 28 m2 of gross floor area
Storage garages	---	1 space per 50 m2 of gross floor area
Taverns	no requirement	1 per 4 seats intended for patrons' use
Taxidermy establishments	no requirement	1 space per 28 m2 of gross floor area
Theatres	no requirement	---
Tourist campgrounds	---	1 space per 28 m2 of total gross floor area of all buildings
Tourist information centres and booths	no requirement	1 space per 28 m2 of gross floor area
Trucking operations	---	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Veterinary clinics	---	1 space per 28 m2 of gross floor area
Warehouses	---	1 space per 90 m2 of gross floor area
Welding and machine shops	---	1 space per 46 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Wholesale establishments	---	1 space per 46 m2 of gross floor area or 1 space per 3 employees, whichever is greater

TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN THE MU - MIXED USE DISTRICT

Use	MU - Mixed Use District
Ambulance stations	1 space per 28 m ² of gross floor area, excluding garage area
Bakeries with retail sales	no requirement
Bed and breakfast homes	1 space plus 1 space for each guest room
Bus terminals	no requirement
Butcher shops	no requirement
Car washes	3 spaces per bay
Clubs	no requirement
Commercial recreation facilities	no requirement
Community centres	1 space per 50 m ² of gross floor area
Convenience stores	no requirement
Cultural institutions	no requirement
Custodial care facilities	1 space plus 1 space per 5 persons enrolled in the facility
Day care centres and preschools	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
Dwelling groups	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Dwelling units	1 space per dwelling unit
Farmers' markets and farm stands	no requirement
Financial institutions	no requirement
Funeral homes	no requirement
Gas bars	no requirement
Health care clinics	no requirement
Home based businesses - type II	1 space per non-resident employee

TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN THE MU - MIXED USE DISTRICT

Use	MU - Mixed Use District
Hotels	1 space per 2 guest rooms plus 1 space per 15 m2 of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site
Laundromats	1 space per 28 m2 of gross floor area
Lumber yards, home improvement centres and building supply establishments	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Malls	1 space per 28 m2 of gross floor area
Medical, dental and optical laboratories	no requirement
Motels	1 space per guest unit
Multiple unit dwellings	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Night clubs	no requirement
Offices and office buildings	no requirement
Parking lots	no requirement
Parks and playgrounds	no requirement
Personal service shops	no requirement
Photography studios	no requirement
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m2 of gross floor area devoted to main assembly area
Printing plants and newspaper offices	no requirement
Public recreational facilities	no requirement
Public Works	no requirement
Radio and television stations	no requirement
Repair services	no requirement
Residential care facilities	1 space plus 1 space for each non-resident staff member in the facility
Restaurants	no requirement

TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN THE MU - MIXED USE DISTRICT

Use	MU - Mixed Use District
Retail stores	no requirement
Semi-detached dwellings	1 space per dwelling unit
Service stations	no requirement
Shopping centres	1 space per 28 m2 of gross floor area
Single detached dwellings	1 space per dwelling unit
Special care homes	1 space per 4 beds plus 1 space per 4 employees
Taverns	no requirement
Taxidermy establishments	no requirement
Theatres	no requirement
Tourist information centres and booths	no requirement
Two unit dwellings	1 space per dwelling unit

TABLE 4-4: OFF-STREET PARKING REQUIREMENTS IN THE M - INDUSTRIAL DISTRICT

Use	M - Industrial District
Abattoirs	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Accessory dwelling units	1 space per dwelling unit
Airports	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Animal hospitals	1 space per 28 m ² of gross floor area
Auction markets, excluding livestock auction facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Auto body shops	
Automobile, marine, etc. sales and service	1 space per 28 m ² of gross floor area
Bulk fuel dealerships and storage	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Bulk fertilizer operations	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Car washes	3 spaces per bay
Cement and concrete plants	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Consignment centres	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Construction trades	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Dwelling units	1 space per dwelling unit
Freight handling facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Gas bars	1 space per 28 m ² of gross floor area
Grain elevators	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Indoor storage rental facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Industrial equipment storage, sales and maintenance	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Industrial equipment training facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Junk yards and auto wreckers	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Livestock auction facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater

TABLE 4-4: OFF-STREET PARKING REQUIREMENTS IN THE M - INDUSTRIAL DISTRICT

Use	M - Industrial District
Lumber yards, home improvement centres and building supply establishments	1 space per 50 m2 of gross floor area
Manufacturing or processing operations	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Nurseries, greenhouses and garden centres	1 space per 28 m2 of gross floor area
Parking lots	no requirement
Parks and playgrounds	no requirement
Public Works	no requirement
Public garages	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Railways and ancillary facilities	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Recycling collection depots	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Repair services	1 space per 28 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Sand and gravel operations	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Seed cleaning plants and feed mills	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Service stations	1 space per 28 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Single detached dwellings	1 space per dwelling unit
Stockyards	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Trucking operations, other transportation storage and service establishments	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Veterinary clinics	1 space per 28 m2 of gross floor area
Warehouses and storage yards	1 space per 90 m2 of gross floor area
Welding and machine shops	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater
Wholesale establishments	1 space per 50 m2 of gross floor area or 1 space per 3 employees, whichever is greater

**TABLE 4-5: OFF-STREET PARKING REQUIREMENTS IN THE PR - PARKS AND RECREATION
AND FUD - FUTURE URBAN DEVELOPMENT DISTRICTS**

Use	PR - Parks and Recreation District	FUD - Future Urban Development District
Agricultural uses	no requirement	no requirement
Cemeteries	no requirement	---
Community centres	1 space per 50 m ² of gross floor area	---
Cultural institutions	1 space per 50 m ² of gross floor area	---
Farmers' markets and farm stands	no requirement	no requirement
Golf courses	no requirement	no requirement
Greenhouses	---	no requirement
Home based businesses - type II	---	1 space per non-resident employee
Nature interpretation trails and associated facilities	no requirement	---
Parks and playgrounds	no requirement	no requirement
Public recreational facilities	1 space per 50 m ² of gross floor area	---
Public Works	no requirement	no requirement
Radio, television and telecommunication towers and ancillary facilities	---	no requirement
Sand and gravel operations	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Single detached dwellings	---	1 space per dwelling unit
Sports fields	no requirement	no requirement
Tourist campgrounds	no requirement	---
Tourist information centres and booths	no requirement	---
Walking, hiking and ski trails and associated facilities	no requirement	---

4.8 SIGNS

All signs shall be subject to the following regulations:

4.8.1 General

- (1) In addition to signs permitted as set out below, temporary signs bearing notice of sale or lease, or other information relating to a temporary condition affecting the property, are permitted.
- (2) Signs shall not be located in sight triangles for intersections or driveways such a manner that they do not visually obstruct sight triangles or otherwise jeopardize public safety.
- (3) Except as otherwise provided, no sign shall project beyond the property lines of the site to which it pertains.
- (4) Subject to the general provisions governing their location, directional signs providing on-site directions for the convenience and safety of persons using the site shall be permitted.
- (5) Permitted home based businesses may display one (1) fascia sign, not exceeding 0.4 m² in area, identifying the name of the home based business. Such sign shall not be illuminated and shall be affixed to the principal building. (**Note:** On multiple unit residential buildings, other permission may be required to display a home based business sign and no right to place such a sign in such situations is conveyed in this Bylaw.)

4.8.2 Application for Permits

- (1) Applications for sign permits must be made in writing to the Development Officer by the owner, lessee or authorized agent of the building or premises on which the sign is to be erected. The written application shall be accompanied by plans, specifications, construction details and other information sufficient to inform the Development Officer of the exact nature and location of the intended sign.
- (2) Prior to issuing a sign permit for a free standing, projecting or roof sign, Council may require that the supplementary documentation described in (1) above, contain the professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and Bylaws.

4.8.3 **Licensing of Portable Signs**

- (1) Portable signs intended for rental or lease at more than one site during a one-year period, or located at more than one site during a one-year period must be licensed.
- (2) The annual license shall be in the form of a license sticker which must be affixed anywhere on the top one-third of the sign on the end or face closest to the street.
- (3) A license sticker is not transferable from one portable sign to another.

4.8.4 **Permit and License Fees**

- (1) Permanent signs - \$30.00 for the first \$5,000 of sign construction value; and
\$5.00 for every \$1,000 of sign construction value in excess of \$5,000.
- (2) Portable signs - an annual license fee of \$25.00

4.8.5 **Denying or Revoking Permits**

- (1) The Development Officer may deny or revoke a sign permit for any of the following reasons:
 - (a) erection of the sign has not commenced within three months from the date of issue of the permit.
 - (b) the sign does not conform to all relevant provisions of this Bylaw.
 - (c) the sign being constructed or erected does not conform to the approved drawings.
 - (d) the sign is not in a proper state of repair.

4.8.6 **On any site in any **Parks and Recreation District, Future Urban Development District or Residential District**, signs may be erected as follows:**

- (1) Sign provisions applying to permitted principal residential uses, commercial uses and community service uses in any residential district, the Future Urban Development District or the Parks and Recreation District are set out in Table 4-6. The following provisions also apply:
 - (a) No roof signs shall be permitted.

- (b) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign.
- (c) Signs applying to community service uses must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
- (d) Signs applying to community service uses must not display advertising of any commercial service or product.

TABLE 4-6: SIGN REGULATIONS IN PARKS AND RECREATION, FUTURE URBAN DEVELOPMENT AND RESIDENTIAL DISTRICTS						
Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m ²)	
					Per Face	Total
All permitted principal residential uses	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All permitted principal commercial uses	2	6	1	2.5	2	4
All permitted community service uses	2	10	1	3	2.5	5

Notes to Table 4-6:

- (1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group

4.8.7 On any site in the **Community Service District**, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal community service uses, residential uses and commercial uses in the Community Service District are set out in Table 4-7. The following provisions also apply:
 - (a) No roof signs shall be permitted.
 - (b) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign.

- (c) Signs applying to community service uses must not display advertising of any commercial service or product.

TABLE 4-7: SIGN REGULATIONS IN THE COMMUNITY SERVICE DISTRICT						
Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m ²)	
					Per Face	Total
All permitted principal community service uses	3	18	1	3	6	12
All permitted principal residential uses	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All permitted principal commercial uses	2	18	1	6	6	12

Notes to Table 4-7:

- (1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group

4.8.8 In any site in any **Mixed Use, Commercial or Industrial District**, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal commercial / industrial uses, community service uses and residential uses are set out in Table 4-8. The following provisions also apply:
 - (a) Illuminated signs applying to commercial / industrial or community service uses shall have an internal light source or an external light source shielded so that the light is directed only at the face of the sign.
 - (b) A free standing sign applying to a commercial / industrial use may be located in a required yard provided that Council is satisfied that it does not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety.
 - (c) Free standing signs shall maintain a minimum vertical clearance of 3.0 m above grade over any vehicle circulation area on the site.

- (e) Signs other than free standing signs shall have a minimum vertical clearance of 2.7 m above grade where they project more than 7.5 cm from the building face.
- (f) Awning signs shall not project more than 1.8 m from the building face.
- (g) Projecting signs shall not project more than 1.8 metres above the eaves or parapet of a supporting building.
- (h) Signs applying to community service uses must not display advertising of any commercial service or product.
- (i) Except in the MU - Mixed Use and C1 - Commercial Districts, no sign shall project beyond the property lines of the site to which it pertains.
- (j) In the MU - Mixed Use and C1 - Commercial Districts only, no projecting sign may project perpendicularly from the property line more than 3.0 metres or beyond a point 0.6 metres from the building side of the curb line, whichever is less.
- (k) In the MU - Mixed Use and C1 - Commercial Districts only, no projecting sign may be suspended less than 2.6 metres above the surface of a public sidewalk or pedestrian right-of-way.
- (l) Roof signs are permitted only on a principal building on any site and only one roof sign shall be permitted on each principal building.
- (m) No portion of any roof sign may project beyond any exterior wall or parapet of the building upon which it is placed.

TABLE 4-8: SIGN REGULATIONS IN MIXED USE, COMMERCIAL AND INDUSTRIAL DISTRICTS						
Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m ²)	
					Per Face	Total
All permitted principal commercial / industrial uses	n/a	n/a	(1)	(2)	(3)	(3)
All permitted community service uses	3	18	1	3	6	12
All permitted principal residential uses	1 ⁽⁴⁾	0.4 ⁽⁴⁾	0	n/a	n/a	n/a

Notes to Table 4-8:

- (1) In the MU - Mixed Use and C1 - Commercial Districts, a maximum of one free standing sign shall be permitted on sites with a minimum site width of 20 metres.
- In the C2 - Commercial and M - Industrial Districts, a maximum of one free standing sign shall be permitted.
- (2) In the MU - Mixed Use and C1 - Commercial Districts: 6 metres
- In the C2 - Commercial and M - Industrial Districts: 10 metres
- (3) In the MU - Mixed Use and C1 - Commercial Districts: maximum 5 square metres sign face area and 10 square metres total sign face area.
- In the C2 - Commercial and M - Industrial Districts: 9 square metres sign face area and 18 square metres total sign face area.
- (4) Multiple-unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre, showing the name of the building or group.

4.8.9 Portable Sign Regulations

- (1) No portable sign shall have a single face area greater than 6.0 m².
- (2) No portable sign shall have a height greater than 3.0 metres above grade.
- (3) No portable sign shall occupy any space required for off-street parking unless the site contains off-street parking in excess of that required under this Bylaw.
- (4) On any single site, no portable sign may be located closer than 20.0 metres from any other portable sign.

4.9 HOME-BASED BUSINESSES

4.9.1 All applications for home based businesses must be considered as a **Type I or Type II Home Based Business**. The development standards for Type I and Type II home based businesses are contained in Sections 4.9.4 and 4.9.5.

4.9.2 Without limiting the authority of the Development Officer to approve other types of home based business applications, the following uses are specifically permitted as home based businesses, subject to the applicable development standards contained within Sections 4.9.4 and 4.9.5:

- (1) dressmaker, seamstress, or tailor.
- (2) office of a professional, or one who offers skilled services to clients and is not engaged in the sale of goods or products to clients.
- (3) music, dancing, or art instruction, limited to no more than three students at a time.
- (4) the creation of home crafts for sale off site, such as novelties and souvenirs, corsage and flower arrangements, gift baskets, and other handicrafts including but not limited to ceramics, pottery, leather goods and jewellery.
- (5) art restoration.
- (6) electrology, acupuncture, reflexology, and massage therapy.
- (7) typing, word processing, and computer programming services.
- (8) beauty parlours, barber shops, photographer's studios.

4.9.3 Without limiting the authority of the Development Officer to deny applications for other types of home based businesses which do not meet the requirements of this Bylaw, the following uses are prohibited as home based businesses, whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:

- (1) restaurants or tea rooms.
- (2) health or fitness clubs.
- (3) laundry services.
- (4) veterinary services, boarding, grooming or care of animals.

- (5) motion picture or recording studios.
- (6) repair or rental services.
- (7) hotels and hospitals.
- (8) headquarters, dispatching, or base of operations of a trucking, delivery, or towing operation.
- (9) the painting, repairing, refitting, cleaning, refurbishing, or selling of motor vehicles or machinery.
- (10) upholstery services.
- (11) welding or metal works.
- (12) cabinet making or furniture making.
- (13) businesses utilizing large power tools and machinery, or businesses involved in the mass production of similar items or products.

4.9.4 The following development standards shall apply to all **Type I Home Based Businesses**:

- (1) No persons other than residents of the dwelling shall be employed in the home based businesses on the site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 30 m², may be occupied by home based businesses.
- (3) An attached garage or detached accessory building may be occupied by a home based business, provided that the total area devoted to home based businesses does not exceed 30 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.
- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.
- (7) Regardless of the number of home based businesses that may be located on any one site, a total of no more than seven (7) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.

- (8) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.9.5 The following development standards shall apply to all **Type II Home Based Businesses**:

- (1) In accordance with the definition of a Type II home based business, no more than one non-resident person shall be employed in relation to home based businesses on any one site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 40 m², may be occupied by home based businesses.
- (3) An attached garage or detached accessory building may be occupied by home based businesses, provided that the total area devoted to home based businesses does not exceed 40 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.
- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the building and property.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) One off-street parking space shall be required for a non-resident employee, and this space may be located in a required front yard. Additional off-street parking spaces may be required, where in the opinion of the Development Officer, due to the nature of the business or the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.
- (7) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.

- (8) Regardless of the number of home based businesses that may be located on any one site, a total of no more than fourteen (14) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.
- (9) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.10 SPECIAL REGULATIONS AND STANDARDS

4.10.1 Service Stations

- (1) Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least six metres from a site line.
- (2) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- (3) Where service stations occupy a corner site, only one access point shall be on the flanking street.

4.10.2 Gas Bars

- (1) Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- (2) Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
 - (a) All fuel pumps and above ground storage tanks shall be at least five metres from any building on the site, and six metres from any site line.
 - (b) The site shall have at least two separate entrances for vehicles, at least 15 metres apart.
 - (c) Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off street parking spaces on the site.

4.10.3 Above Ground Fuel Storage Tanks

- (1) Above-ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- (2) The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar site shall not exceed:
 - (a) 150,000 litres for flammable liquids (gasoline).
 - (b) 100,000 litres for combustible liquids (diesel fuel).
 - (c) 100,000 litres of propane.
- (3) Above-ground fuel storage tanks shall be:
 - (a) for uses other than service stations and gas bars, located at least 3.0 metres from any property line or building, the 3.0 metre separation distance may be reduced to 1.0 metre for tanks with a capacity of 5,000 litres or less.
 - (b) for service stations and gas bars, located at least 6.0 metres from any property line or building.
 - (c) separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer.
 - (d) at least 15 metres from the boundary of any site within a Residential district.
- (4) For uses other than service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- (5) For service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 6.0 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- (6) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

- (7) At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- (8) The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
- (9) Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.

4.10.4 Bed and Breakfast Homes

- (1) A bed and breakfast home may be located in a detached one unit dwelling or in a two-unit dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- (2) Required parking spaces may be permitted in a front yard.
- (3) Section 3.10 of this Bylaw shall apply to the review and approval of bed and breakfast homes.

4.10.5 Day Care Centres and Pre-Schools

- (1) Day care centres and pre-schools may be approved as an ancillary use or as a principal use. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (2) Required parking spaces shall not be located in a required front yard.
- (3) In addition to the development standards contained within the zoning district, Section 3.10 of this Bylaw shall apply to the review and approval of day care centres and pre-schools which are listed as discretionary uses.

4.10.6 Custodial Care Facilities and Residential Care Facilities

- (1) Custodial care facilities and residential care facilities may be approved as an ancillary use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.

- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall also be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.10 of this Bylaw.

4.10.7 Adult Day Care Facilities

- (1) Adult day care facilities may be approved as an ancillary use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) In addition to the development standards of the zoning district, adult day care facilities that are listed as discretionary uses shall be evaluated and developed in accordance with Section 3.10 of this Bylaw.

4.10.8 Swimming Pools and Hot Tubs

Hot tubs and private swimming pools, both above- and in-ground, and both open and covered, shall be permitted in any Residential zoning district, subject to the following conditions:

- (1) Open pools shall be enclosed within a fence a minimum of 1.8 metres in height and located not more than 1.2 metres from the pool.
- (2) Open pools shall not be located closer than 1.5 metres to any site line plus an additional horizontal distance equal to the height of the top edge of the pool above finished grade at the site line(s). For the purposes of the foregoing, the distance to the site line shall be measured from the nearest inside edge of the pool.
- (3) No part of an open pool including an associated apron, platform, or deck shall be constructed closer to a street line than the front yard requirements for the principal building in the zoning district in which it is located.
- (4) Covered pools shall conform to the requirements for accessory buildings applicable to the zoning district in which they are located.

- (5) Hot tubs shall be located no closer than 1.5 metres from any site line. Every hot tub shall be visually screened along an adjoining site line by a fence or screen which is constructed to a maximum of 2 metres and a minimum of 1.5 metres in height.

4.11 SERVICING

- 4.11.1 Holding or septic tanks are not allowed in the areas of the Town which can be serviceable from existing municipal water and sewer lines.
- 4.11.2 Developments outside the serviceable areas shall be connected to a private sewage disposal system approved by the authority responsible for approval of such systems under *The Public Health Act, 1994*.

4.12 STORAGE OF MATERIALS AND UNLICENSED OR INOPERATIVE MOTOR VEHICLES IN RESIDENTIAL DISTRICTS

In any Residential District:

- 4.12.1 No front yard shall be used for the storage of unlicensed motor vehicles or of materials or goods of any type.
- 4.12.2 No yard shall be used for storage or collection of hazardous material.
- 4.12.3 No yard or portion thereof shall be used for the storage of machinery not normally used for the maintenance of the residential property.
- 4.12.4 Outside storage of partially dismantled or inoperative motor vehicles is not permitted.
- 4.12.5 Only one unlicensed motor vehicle may be stored outdoors on a residential site.

4.13 DEVELOPMENT ON HAZARD LANDS

- 4.13.1 Prior to a proposed development or subdivision that is to be located on what Council considers may be hazard land, the applicant shall submit a report prepared by a qualified professional that shall assess the hazard land, the suitability of the land for the proposed development or subdivision, and identify any required mitigation measures.
- 4.13.2 Actions identified in a report pursuant to Section 4.13.1 for prevention, change, mitigation, or remedy may be incorporated as conditions to issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the conditions present on the hazard land or will result in excessive municipal costs.

4.14 BUILDINGS OR USES OCCUPYING MORE THAN ONE LOT - Where an application is made for development of a building or use that will occupy more than one lot as herein define, the parcel of land comprised of said lots shall be considered a site for the purposes of administering this Bylaw.

4.15 EXISTING BUILDINGS - Where a building has been erected on or before the effective date of this Zoning Bylaw on a site having less than the minimum site width or area, or having less than the minimum front yard, side yard or rear yard required or more than the maximum site coverage permitted in this Zoning Bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:

- (1) the enlargement, reconstruction, repair or renovation does not further reduce the front yard, side yard or rear yard or further increase the site coverage that does not conform to this Zoning Bylaw.
- (2) all other applicable provisions of this Zoning Bylaw are satisfied.

4.16 FRONTAGE ON ROAD - No development permit shall be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts or has frontage on an existing public road.

4.17 BUILDING TO BE MOVED

- (1) No building shall be moved within or into the Town of Osler without the issuance of a development permit unless such building is exempt under Section 3.2.2 of this Zoning Bylaw.
- (2) Pursuant to 4.17 (1) above, a building to be moved that is not exempt under Section 3.2.2 of this bylaw must be inspected by the Town of Osler prior to the issuance of a development permit.
- (3) No building not exempt under Section 3.2.2 of this bylaw shall be moved within or into the Town of Osler that does not meet the standards laid out in *The Uniform Building and Accessibility Standards Act* (UBAS).
- (4) Any person wishing to move a building not exempt under Section 3.2.2 of this bylaw within or into the Town of Osler must pay all costs associated with the following:
 - (a) the building inspection required by 4.17 (2);
 - (b) the setting of grade levels pursuant to 4.19 below; and
 - (c) the surveyor's certificates required by the Town of Osler.

4.18 DEMOLITION OF BUILDINGS - No building shall be demolished within the Town of Osler without the issuance of a development permit.

- 4.19 GRADING AND LEVELLING OF SITES** - Any site for which a development permit has been issued shall be graded and levelled at the applicant's expense to provide for surface drainage which does not adversely affect adjacent property.

4.20 GARAGE AND YARD SALES

- (1) Garage or yard sales may be undertaken on any site in a Residential or Community Service zoning district provided the sale is conducted by a resident of the dwelling on the subject site, or by a non-profit group associated with a place of worship, public school, community association or other similar group or organization.
- (2) No more than four (4) sales may be conducted from one site in one calendar year, and any one sale may not last for more than three consecutive days.

- 4.21 WATER** - No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and / or the Saskatchewan Watershed Authority.

4.22 LANDSCAPING

4.22.1 General Landscaping Regulations

- (1) Landscaping compliant with the rest of Section 4.22 shall be provided in the following areas:
 - (a) The first 3 metres of the minimum required front yard measured from the front property line.
 - (b) A strip of soft landscaping abutting the front of the principal building, where loading does not occur, to an average depth of 2 metres.
 - (c) In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of 3 metres.
- (2) Where this Bylaw specifies that landscaping is required, it shall be developed and maintained in accordance with the following standards and policies:
 - (a) Plant material shall be species capable of healthy growth in the region and shall conform to the current Canadian Standards for Nursery Stock of the Canadian Nursery Landscape Association;
 - (b) Areas designated for planting shall be provided with adequate means of irrigation commensurate with landscaping requirements,

- (c) Landscaping required to be provided within front or side yards shall not be used for any purpose except for signs or structures otherwise permitted, or driveways leading to a parking or loading facility;
- (d) Required landscaping shall be completed in accordance with the approved landscape plan by the end of the construction season in which occupancy, partial occupancy, or use of the building or site has taken place. When occupancy, partial occupancy, or use of the building or site has taken place after the end of the construction season, all required and approved landscaping shall be completed by June 1st of the following year. For the purposes of this section, 'construction season' means May 1st through October 31st of the same calendar year; and,
- (e) Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in healthy, vigorous condition at all times.

4.22.2 The Development Officer shall not approve an application for a development permit in the event that:

- (1) Any required landscape plans have not been submitted; or,
- (2) Any required landscape plans do not, in the opinion of the Development Officer, provide an adequate or suitable degree of landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this Bylaw.

4.22.3 Landscaping shall be a condition of the issuance of a development permit when the existing use of a building or structure is significantly enlarged, undergoes a significant capacity increase, or is changed to a new use.

4.22.4 Any landscaping, including planting thereon, which is required to be provided by this Bylaw shall be maintained in a healthy growing condition or shall otherwise be replaced.

4.22.5 Any land for landscaped open space shall be included in any calculation of site area, setbacks, density or yard requirements as required by this Bylaw.

4.22.6 **Requirements for Landscape Plans**

When landscaping is required under this Bylaw, landscaping plans shall be attached to a development permit application and shall form part of that application. The landscape plans shall be prepared in accordance with the following requirements:

- (1) Two copies of every landscape plan must be submitted to the satisfaction of the Development Officer, showing, to scale, all physical features, including existing and proposed grades, the size and type of existing

vegetation to be removed and retained, the size, type and location plant material to be provided, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of the proposed irrigation system, including the location of any outside hose bibbs.

- (2) A declaration, signed by the property owner and applicant, shall be affixed to required landscape plans, specifically acknowledging that the landscaping specified on the plans is a condition of the issuance of a development permit for the property and that such development will be complete by the date set out in the development permit.

4.23 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.23.1 Where permitted in association with any approved industrial, commercial or residential land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a minimum of 1.9 metres in height. Where adjacent to a public road, storage areas shall provide a landscaped strip of at least 2.0 metres in horizontal depth between the required fence and the required right of way.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

SECTION 5 - ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS

In order to carry out the purpose and provisions of this Bylaw, the Town is divided into the following Zoning Districts, the boundaries of which are shown on the "**Zoning District Map**". Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Low Density Residential	R1
Medium Density Residential	R2
Mobile Home Residential	RMH
Community Service	CS
Community Centre Commercial	C1
Highway Commercial	C2
Mixed Use	MU
Industrial	M
Parks and Recreation	PR
Future Urban Development	FUD
Small Lot Residential	R1A
High Density Residential	R3

5.2 THE ZONING DISTRICT MAP

The map, bearing the statement "**This is the Zoning District Map referred to in Bylaw No. _____**" adopted by the Council and signed by the Mayor and Administrator, and under the seal of the Town shall be known as the "**Zoning District Map**" and such map is declared to be an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

- 5.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "**Zoning District Map**".
- 5.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

- 5.3.3 Streets, lanes, and road allowances which are shown on the Zoning District Map and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 5.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the Zoning District Map.

5.4 ZONING DISTRICTS

The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in **Section 6**.

5.5 TRANSITIONAL ZONING PROVISIONS

5.5.1 Former Permitted Uses - Now Discretionary

Land uses or developments in existence on a site that were listed as permitted uses under the Zoning Bylaw No. 1-84 but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses; however, no alteration or enlargement of the land use or development shall take place except in conformity with relevant development standards in this Bylaw.

5.5.2 Existing Buildings

Buildings lawfully existing at the time of the approval of this Bylaw shall be limited in terms of site width, front and rear yard setback, site coverage and off-street parking and loading requirements to the regulations of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

5.6 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

SECTION 6 - DISTRICT SCHEDULES

6.1 R1 - LOW DENSITY RESIDENTIAL DISTRICT

6.1.1 Purpose

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings and for other compatible uses.

6.1.2 Permitted Uses

The following uses are permitted in the **R1** - Low Density Residential District:

Residential:

- (1) single detached dwellings

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons

6.1.3 Discretionary Uses

The following uses are discretionary in the **R1** - Low Density Residential District:

Residential:

- (1) two unit dwellings
- (2) semi-detached dwellings
- (3) secondary, garden, and garage suites that are accessory to a permitted single detached dwelling

Commercial:

- (1) adult day care - type II (refer to Section 4.10.7)
- (2) bed and breakfast homes (refer to Section 4.10.4)
- (3) day care centres and preschools (refer to Section 4.10.5)
- (4) home-based businesses - type II (refer to Section 4.9)
- (5) residential care facilities - type I (refer to Section 4.10.6)

Community Service:

- (1) community centres
- (2) places of worship
- (3) public elementary and secondary schools

6.1.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.1.5 Regulations

- (1) Site Requirements:
The minimum site size and yard requirements are shown in Table 6-1.
- (2) Floor Areas:
The minimum floor area requirements are shown in Table 6-1.
- (3) Site Coverage:
The maximum site coverage requirements are shown in Table 6-1.

6.1.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R1** - Low Density Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.
- (3) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- (4) Secondary, garden, and garage suites shall comply with the development standards provided in Section 4.6.11 of this bylaw.

6.1.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-1: R1 LOW DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	40
Semi-detached dwellings	255 ⁽⁶⁾	8.5 ⁽⁷⁾	6	4.5	1.2 ⁽³⁾ (8)	46	50
Two-unit dwellings	510 ⁽⁹⁾	17 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	92	50
Adult day care	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Residential care facilities	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Bed and breakfast homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Day care centres and preschools	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Community centres	450	15	6	4.5	3 ⁽⁴⁾	no minimum	50
Places of worship	450	15	6	4.5	3 ⁽⁴⁾	no minimum	50
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽⁴⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum

Notes:

- (1) where the site is served by a lane; otherwise 450
- (2) where the site is served by a lane; otherwise 15
- (3) except for corner sites, where it shall be 3 along the flanking street
- (4) or ½ the average building height, whichever is greater
- (5) where the site is serviced by a lane; otherwise 21
- (6) where the site is serviced by a lane; otherwise 315
- (7) where the site is serviced by a lane; otherwise 10.5
- (8) except that no side yard shall be required where a common wall divides two dwelling units
- (9) where the site is serviced by a lane; otherwise 630

6.2 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

6.2.1 Purpose

The objective of the **R2** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

6.2.2 Permitted Uses

The following uses are permitted in the **R2** - Medium Density Residential District:

Residential:

- (1) double wide prefabricated homes
- (2) semi-detached dwellings
- (3) single detached dwellings
- (4) two-unit dwellings

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)
- (3) residential care facilities - type I (refer to Section 4.10.6)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons

6.2.3 Discretionary Uses

The following uses are discretionary uses in the **R2** - Medium Density Residential District:

Residential:

- (1) dwelling groups
- (2) multiple unit dwellings
- (3) secondary, garden, and garage suites that are accessory to a permitted single detached dwelling

Commercial:

- (1) adult day care - type II (refer to Section 4.10.7)

- (2) bed and breakfast homes (refer to Section 4.10.4)
- (3) clubs
- (4) day care centres and preschools (refer to Section 4.10.5)
- (5) health care clinics
- (6) home-based businesses - type II (refer to Section 4.9)
- (7) parking lots
- (8) residential care facilities - type II (refer to Section 4.10.6)

Community Service:

- (1) ambulance stations
- (2) community centres
- (3) cultural institutions
- (4) custodial care facilities (refer to Section 4.10.6)
- (5) places of worship
- (6) private schools
- (7) public elementary and secondary schools
- (8) public recreational facilities

6.2.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.2.5 Regulations

- (1) Site Requirements:
The minimum site size and yard requirements are shown in Table 6-2.
- (2) Floor Areas:
The minimum floor area requirements are shown in Table 6-2.
- (3) Site Coverage:
The maximum site coverage requirements are shown in Table 6-2.

6.2.6 Standards for Prefabricated Homes

- (1) All prefabricated homes shall be placed on a permanent foundation comprised of a full or partial basement and/or concrete or preserved wood grade beam / pile structure, such foundation being not less than 600 millimetres above recommended or established grade. Basement wall and grade beam support shall be attached to the perimeter of the building.

6.2.7 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R2** - Medium Density Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for day care centres, pre-school nurseries, multiple unit dwellings, dwelling groups, residential care facilities, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Schools, places of worship and apartment buildings shall, where possible, be located on corner sites to facilitate access.
- (4) Convenience stores shall be located on corner sites only.
- (5) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (6) Secondary, garden, and garage suites shall comply with the development standards provided in Section 4.6.11 of this bylaw.

6.2.8 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-2: R2 MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Double wide prefabricated homes	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Semi-detached dwellings	255 ⁽¹⁾	8.5 ⁽²⁾	6	4.5	1.2 ⁽³⁾ (10)	46	50
Single detached dwellings	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Two-unit dwellings	510 ⁽⁶⁾	17 ⁽⁷⁾	6	4.5	1.2 ⁽³⁾	92	50
Adult day care	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Residential care facilities	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽⁸⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽⁸⁾	50 per unit	60
Multiple-unit dwellings (apartment buildings)	185 per unit	6 per unit ⁽¹²⁾	-13	no minimum	-11	40 per unit	60
Multiple-unit dwellings (town houses)	255 per unit ⁽⁹⁾	17	-13	no minimum	(10)(11)	46 per unit	60
Bed and breakfast homes	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Clubs	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Day care centres and preschools	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Health care clinics	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	3 ⁽⁸⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Ambulance stations	235	6	6	4.5	3	no minimum	50
Community centres	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Cultural institutions	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Custodial care facilities	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Places of worship	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum

Notes:

- (1) where the site is served by a lane; otherwise 315
- (2) where the site is served by a lane; otherwise 10.5
- (3) except for corner sites where it shall be 3 along flanking street
- (4) where the site is served by a lane; otherwise 450
- (5) where the site is served by a lane; otherwise 15
- (6) where site is served by a lane; otherwise 630
- (7) where the site is served by a lane; otherwise 21
- (8) or ½ the average building height, whichever is greater
- (9) where the site is served by a lane; otherwise 315 per unit
- (10) except that no side yard shall be required where a common wall divides two dwelling units
- (11) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (12) to a maximum requirement of 21 m
- (13) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m

6.3 RMH - MOBILE HOME RESIDENTIAL DISTRICT

6.3.1 Purpose

The objective of the **RMH** - Mobile Home Residential District is to provide for residential development in the form of mobile homes and for other compatible uses.

6.3.2 Permitted Uses

The following uses are permitted uses in the **RMH** - Mobile Home Residential District:

Residential:

- (1) mobile homes
- (2) prefabricated homes
- (3) single detached dwellings

Commercial:

- (1) home based businesses - type I (refer to Section 4.9)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons

6.3.3 Discretionary Uses

The following uses are discretionary uses in the **RMH** - Mobile Home Residential District:

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) convenience stores, with or without associated gas bars (refer to Sections 4.10.2 and 4.10.3)
- (3) day care centres and pre-schools (refer to Section 4.10.5)
- (4) home-based businesses - type II (refer to Section 4.9)
- (5) laundromats
- (6) mobile home courts
- (7) parking lots

Community Service:

- (1) public recreational facilities

6.3.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 and Section 6.3.5 (4) of this Bylaw).

6.3.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-3.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-3.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-3.

- (4) Accessory Buildings

- (a) An accessory building or structure which includes, but is not limited to, a porch, canopy, addition, fuel tank covering and mobile home skirting must be designed and clad in keeping with the original mobile home.
- (b) Every mobile home site may have one private garage or carport, provided that such structure is set back a distance of not less than 0.6 m from the side or rear site lines. If the main garage door faces the rear site line, the rear setback shall not be less than 3 m.
- (c) Every mobile home site may have one private storage building, provided that such structure is set back a distance of not less than 0.6 m from the side or rear site lines. If the main door of such building faces the rear site line, the rear setback shall be not less than 3 m.

6.3.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **RMH** - Mobile Home Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for adult day care, day care centres and pre-school nurseries shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Mobile Home Courts are subject to the following standards:
 - (a) Road rights-of-way within mobile home courts shall be at least 15 m in width, with hard-surfaced roadways of a minimum 6 m in width, and drained.
 - (b) A minimum of ten percent (10%) of the area of the mobile home court shall be set aside as communal open space or devoted to recreation facilities.
 - (c) All site and yard requirements for mobile homes in the **RMH** - Mobile Home Residential District shall apply to individual mobile home sites within a mobile home court.
 - (d) *The Public Health Act, 1994*, and the Regulations passed thereunder, shall be complied with in respect to all operations and development of a mobile home court.
- (4) Convenience Stores and Gas Bars
 - (a) Convenience stores, with or without associated gas bars, shall be located on corner sites only.
 - (b) Gas bars will be permitted only in association with a convenience store.

TABLE 6-3: RMH MOBILE HOME RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Mobile homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	65	50
Prefabricated homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	65	50
Single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	40
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Adult day care	360 ⁽¹⁾	12 ⁽²⁾	3	4.5	1.2 ⁽⁵⁾	70	50
Convenience stores	235	12 ⁽²⁾	6	4.5	3 ⁽⁴⁾	no minimum	50
Day care centres and preschools	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽⁵⁾	70	50
Mobile home courts	10000	60	Refer to 6.3.6 (4)(c)	Refer to 6.3.6 (4)(c)	Refer to 6.3.6 (4)(c)	no minimum	no maximum
Laundromats	235	12 ⁽²⁾	6	4.5	3 ⁽⁴⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum

Notes:

- (1) Where the site is served by a lane; otherwise 450
- (2) where the site is served by a lane; otherwise 15
- (3) except: (a) where no lane is provided, one side yard shall be 4.5;
 (b) where the main entrance door on the long side of home faces a side site line, 4.5 on that side;
 (c) on corner sites, 3 on the flanking street.
- (4) or ½ the side wall height, whichever is greater
- (5) except for corner sites where it shall be 3 along the flanking street

6.4 CS - COMMUNITY SERVICE DISTRICT

6.4.1 Purpose

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

6.4.2 Permitted Uses

The following uses are permitted in the **CS** - Community Service District:

Community Service:

- (1) ambulance stations
- (2) cemeteries
- (3) community centres
- (4) cultural institutions
- (5) educational institutions
- (6) Federal, Provincial and Municipal buildings and uses, but excluding warehouses, storage yards and sewage lagoons
- (7) public elementary and secondary schools
- (8) public hospitals
- (9) public recreational facilities
- (10) places of worship
- (11) special care homes

Commercial:

- (1) adult day care - types I and II (refer to Section 4.10.7)
- (2) clubs
- (3) commercial recreational facilities, including skating and curling rinks, golf courses and tourist campgrounds
- (4) day care centres and pre-schools (refer to Section 4.10.5)
- (5) health care clinics
- (6) home based businesses - type I (refer to Section 4.9)
- (7) medical, dental and optical laboratories
- (8) private schools
- (9) residential care facilities - types I and II (refer to Section 4.10.6)
- (10) farmers' markets and farm stands

Other:

- (1) parks and playgrounds
- (2) public works excluding warehouses, storage yards and sewage lagoons

6.4.3 Discretionary Uses

The following uses are discretionary uses in the **CS** - Community Service District:

Community Service:

- (1) custodial care facilities (refer to Section 4.10.6)

Commercial:

- (1) bed and breakfast homes (refer to Section 4.10.4)
- (2) convenience stores, with or without associated gas bars (refer to Sections 4.10.2 and 4.10.3)
- (3) financial institutions
- (3) funeral homes
- (4) home based businesses - type II (refer to Section 4.9)
- (5) parking lots
- (6) restaurants, with or without associated lounges

Residential:

- (1) dwelling groups
- (2) multiple-unit dwellings
- (3) semi-detached dwellings
- (4) single detached dwellings
- (5) two-unit dwellings

6.4.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw)

6.4.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown on Table 6-4.

- (2) Floor Areas

The minimum floor area requirements are shown on Table 6-4.

- (3) Site Coverage

The maximum site coverage requirements are shown on Table 6-4.

6.4.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **CS** - Community Service District:

- (1) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- (2) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard of 3.5 m or $\frac{1}{2}$ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (3) Convenience Stores and Gas Bars
 - (a) Convenience stores, with or without associated gas bars, shall be located on corner sites only.
 - (b) Gas bars will be permitted only in association with a convenience store.

6.4.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-4: CS COMMUNITY SERVICE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width(m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Ambulance stations	235	6	6	4.5	3 ⁽²⁾	no minimum	no maximum
Cemeteries	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Community centres	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Cultural institutions	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Educational institutions	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Federal, Provincial and Municipal buildings and uses	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Public hospitals	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Places of worship	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Special care homes	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	no minimum	50
Clubs	450	12	6	4.5	3 ⁽²⁾	no minimum	50
Commercial recreational facilities	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Day care centres and preschools	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Financial institutions	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Health care clinics	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Medial, dental and optical laboratories	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Residential care facilities	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Farmers' markets and farm stands	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	no maximum
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Custodial care facilities	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Bed and breakfast homes	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽¹²⁾	70	50
Convenience stores	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Funeral homes	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum

TABLE 6-4: CS COMMUNITY SERVICE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width(m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Restaurants	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽²⁾	no minimum	50
Multiple-unit dwellings (apartment buildings)	185 per unit	6 per unit ⁽⁴⁾	⁽¹³⁾	4.5	⁽¹⁾	40 per unit	60
Multiple-unit dwellings (townhouses)	255 per unit ⁽⁵⁾	no minimum	⁽¹³⁾	4.5	⁽¹¹⁾ ⁽¹⁾	46 per unit	60
Semi-detached dwellings	255 ⁽⁶⁾	8.5 ⁽⁸⁾	6	4.5	1.2 ⁽¹¹⁾⁽¹²⁾	46	50
Single detached dwellings	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽¹²⁾	70	50
Two-unit dwellings	510 ⁽⁷⁾	17 ⁽¹⁰⁾	6	4.5	1.2 ⁽¹²⁾	92	50

Notes:

- (1) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (2) or ½ of the building height, whichever is greater
- (3) where the site is served by a lane; otherwise, 450
- (4) to a maximum requirement of 21 m
- (5) where the site is served by a lane; otherwise, 315 per unit
- (6) where the site is served by a lane; otherwise, 315
- (7) where the site is served by a lane; otherwise, 630
- (8) where the site is served by a lane; otherwise, 10.5
- (9) where the site is served by a lane; otherwise, 15
- (10) where the site is served by a lane; otherwise, 21
- (11) except that no side yard shall be required where a common wall divides two dwelling units
- (12) except for corner sites, where it shall be 3 along the flanking street
- (13) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m

6.5 C1 - COMMUNITY CENTRE COMMERCIAL DISTRICT

6.5.1 Purpose

The objective of the **C1** - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

6.5.2 Permitted Uses

The following uses are permitted uses in the **C1** - Community Centre Commercial District:

Commercial:

- (1) bakeries with retail sales
- (2) commercial recreation facilities, excluding curling or skating rinks or golf courses
- (3) convenience stores
- (4) financial institutions
- (5) funeral homes
- (6) health care clinics
- (7) home based businesses - type 1 (refer to Section 4.9)
- (8) hotels
- (9) medical, dental and optical laboratories
- (10) motels
- (11) offices and office buildings
- (12) personal service shops
- (13) photography studios
- (14) printing plants and newspaper offices
- (15) radio and television stations
- (16) repair services restricted to the repair of household goods and appliances
- (17) restaurants, with or without associated lounges
- (18) retail stores
- (19) theatres
- (20) farmers' markets and farm stands
- (21) butcher shops with retail sales

Community Service:

- (1) cultural institutions
- (2) public recreational facilities
- (3) public works excluding warehouses, storage yards and sewage lagoons

Residential:

- (1) dwelling units in conjunction with and attached to any other permitted use

Other:

- (1) parks and playgrounds

6.5.3 Discretionary Uses

The following uses are discretionary uses in the **C1** - Community Centre Commercial District:

Commercial:

- (1) bus terminals
- (2) car washes
- (3) clubs
- (4) gas bars (refer to Sections 4.10.2 and 4.10.3)
- (5) home based businesses - type 2 (refer to Section 4.9)
- (6) lumber yards, home improvement centres and building supply establishments
- (7) malls
- (8) night clubs
- (9) parking lots
- (10) public garages
- (11) service stations (refer to Sections 4.10.1 and 4.10.3)
- (12) shopping centres
- (13) taverns
- (14) taxidermy establishments
- (15) tourist information centres and booths
- (16) distilleries, wineries and breweries with retail sales
- (17) greenhouses with retail sales
- (18) dairy processing with retail sales

Community Service:

- (1) places of worship

Residential:

- (1) multiple unit dwellings in apartment building configuration only

6.5.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.5.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-5.

(2) General Regulations

- (a) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles.
- (b) All outside storage permitted pursuant to (a), above, shall be fenced, and where the area abuts a Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

6.5.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **C1 - Community Centre Commercial District**:

(1) Accessory Dwelling Units

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
 - (b) The minimum floor area of each dwelling unit shall be 28 square metres.
- (2) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (3) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

TABLE 6-5: C1 COMMUNITY CENTRE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)
Bakeries with retail sales	235	6	no minimum	(2)	(3)	no maximum
Bus terminals	235	6	no minimum	(2)	(3)	no maximum
Butcher shops with retail sales	235	6	no minimum	(2)	(3)	no maximum
Commercial recreation facilities	235	6	no minimum	(2)	(3)	no maximum
Convenience stores	235	6	no minimum	(2)	(3)	no maximum
Dairy processing with retail sales	235	6	no minimum	(2)	(3)	no maximum
Distilleries, wineries and breweries with retail sales	235	6	no minimum	(2)	(3)	no maximum
Farmers' markets and farm stands	235	6	no minimum	(2)	(3)	no maximum
Financial institutions	235	6	no minimum	(2)	(3)	no maximum
Funeral homes	235	6	no minimum	(2)	(3)	no maximum
Greenhouses with retail sales	235	6	no minimum	(2)	(3)	no maximum
Health care clinics	235	6	no minimum	(2)	(3)	no maximum
Hotels	235	6	no minimum	(2)	(3)	no maximum
Medical, dental and optical laboratories	235	6	no minimum	(2)	(3)	no maximum
Motels	235	6	no minimum	(2)	(3)	no maximum
Night clubs	235	6	no minimum	(2)	(3)	no maximum
Offices and office buildings	235	6	no minimum	(2)	(3)	no maximum
Personal service shops	235	6	no minimum	(2)	(3)	no maximum
Photography studios	235	6	no minimum	(2)	(3)	no maximum
Printing plants and newspaper offices	235	6	no minimum	(2)	(3)	no maximum
Public garages	235	6	no minimum	(2)	(3)	no maximum
Radio and television stations	235	6	no minimum	(2)	(3)	no maximum
Repair services	235	6	no minimum	(2)	(3)	no maximum
Restaurants	235	6	no minimum	(2)	(3)	no maximum
Retail stores	235	6	no minimum	(2)	(3)	no maximum
Taverns	235	6	no minimum	(2)	(3)	no maximum

TABLE 6-5: C1 COMMUNITY CENTRE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)
Theatres	235	6	no minimum	(2)	(3)	no maximum
Cultural institutions	235	6	no minimum	(2)	(3)	no maximum
Public recreation facilities	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Public works	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Dwelling units in conjunction with and attached to any other permitted use(5)	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Parks and playgrounds	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Car washes	510	15	7.5	(2)	(3)	no maximum
Clubs	235	6	no minimum	(2)	(3)	no maximum
Gas bars	510	15	7.5	(2)	(3)	no maximum
Lumber yards, home improvement centres and building supply establishments	235	6	no minimum	(2)	(3)	no minimum
Malls	923	15	7.5	(2)	(3)	no maximum
Parking lots	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Service stations	923	30	7.5	(2)	(3)	no maximum
Shopping centres	923	15	7.5	(2)	(3)	no maximum
Taxidermy establishments	235	6	no minimum	(2)	(3)	no maximum
Tourist information centres and booths	235	6	no minimum	(2)	(3)	no maximum
Places of worship	235	6	no minimum	(2)	(3)	no maximum
Multiple unit dwellings (apartment buildings)	185 per unit	6 per unit ⁽¹⁾	⁽⁵⁾	no minimum	⁽⁶⁾	60

Notes:

- (1) to a maximum requirement of 21 m
- (2) where the rear line of a site in any C1 - Community Centre Commercial District abuts any Residential District without an intervening street or lane, 4.5 m; otherwise no requirement
- (3) where the side line of a site in any C1 - Community Centre Commercial District abuts any Residential District without an intervening street or lane, 1.5 m; otherwise no requirement
- (5) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m

- (6) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be $\frac{1}{2}$ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street

6.6 C2 - HIGHWAY COMMERCIAL DISTRICT

6.6.1 Purpose

The objective of the C2 - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

6.6.2 Permitted Uses

The following uses are permitted in the C2 - Highway Commercial District:

Commercial / Industrial:

- (1) animal hospitals
- (2) automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments (refer to Section 4.10.3)
- (3) automotive and industrial supply stores
- (4) bus terminals (refer to Section 4.10.3)
- (5) car washes
- (6) convenience stores
- (7) drive-in theatres
- (8) funeral homes
- (9) hotels
- (10) gas bars (refer to Sections 4.10.2 and 4.10.3)
- (11) lumber yards, home improvement centres and building supply establishments
- (12) motels
- (13) nurseries, greenhouses and garden centres
- (14) parking lots
- (15) public garages (refer to Section 4.10.3)
- (16) repair services restricted to the repair of household goods and appliances
- (17) restaurants, with or without associated lounges
- (18) service stations (refer to Sections 4.10.1 and 4.10.3)
- (19) tourist information centres and booths
- (20) veterinary clinics
- (21) wholesale establishments
- (22) farmers' markets and farm stands
- (23) food processing
- (24) retail stores

Community Service:

- (1) ambulance stations
- (2) public works excluding warehouses, storage yards and sewage lagoons

Other:

- (1) parks and playgrounds

6.6.3 Discretionary Uses

The following uses are discretionary uses in the **C2** - Highway Commercial District:

Commercial / Industrial:

- (1) auto body shops
- (2) bingo halls
- (3) bulk fuel dealers (refer to Section 4.10.3)
- (4) commercial recreation facilities
- (5) consignment centres
- (6) construction trades
- (7) financial institutions
- (8) freight handling facilities
- (9) health care clinics
- (10) indoor storage rental facilities
- (11) malls
- (12) miniature golf courses
- (13) offices and office buildings
- (14) personal service shops
- (15) recycling collection depots
- (16) shopping centres
- (17) storage garages
- (18) taverns
- (19) taxidermy and accessory tanning of hides
- (20) tourist campgrounds
- (21) trucking operations (refer to Section 4.10.3)
- (22) warehouses
- (23) welding and machine shops
- (24) butcher shops with retail sales
- (25) dairy processing with retail sales
- (26) distilleries, wineries, and breweries with retail sales
- (27) greenhouses with retail sales

Community Service:

- (1) places of worship
- (2) public recreational facilities

Residential:

- (1) dwelling units accessory to permitted uses and integrated as part of principal buildings, for the use of caretakers, owners or managers

6.6.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.6.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-6.

- (2) General Regulations

- (a) Except for areas used solely for display of products for sale, all outside storage shall be fenced and, where the site abuts a residential site without an intervening street or lane, all such outside storage areas shall be screened with a solid fence or hedge at least 1.8 metres in height.

- (3) Site landscaping shall be subject to Section 4.22.

6.6.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **C2** - Highway Commercial District:

- (1) Accessory Dwelling Units

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.

- (b) The minimum floor area of each dwelling unit shall be 28 square metres.

- (2) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.

- (3) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

TABLE 6-6: C2 HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Animal hospitals	1100	30	6	10% of site depth	3
Automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments	1100	30	6	10% of site depth	3
Automotive and industrial supply stores	1100	30	6	10% of site depth	3
Bus terminals	1100	30	6	10% of site depth	3
Butcher shops with retail sales	550	15	6	10% of site depth	3
Car washes	1100	30	6	10% of site depth	3
Convenience stores	550	15	6	10% of site depth	3
Dairy processing with retail sales	550	15	6	10% of site depth	3
Distilleries, wineries, and breweries with retail sales	550	15	6	10% of site depth	3
Drive-in theatres	1100	30	6	10% of site depth	3
Food processing	550	15	6	10% of site depth	3
Funeral homes	550	15	6	10% of site depth	3
Gas bars	550	15	6	10% of site depth	3
Greenhouses with retail sales	550	15	6	10% of site depth	3
Lumber yards, home improvement centres and building supply establishments	1100	30	6	10% of site depth	3
Motels	1675	30	15	10% of site depth	3
Nurseries, greenhouses and garden centres	1100	30	6	10% of site depth	3
Offices and office buildings	550	15	6	10% of site depth	3
Parking lots	no minimum	no minimum	6	10% of site depth	3
Public garages	1100	30	6	10% of site depth	3
Rental stores	550	15	6	10% of site depth	3
Repair services	550	15	6	10% of site depth	3
Restaurants	550	15	6	10% of site depth	3
Service stations	1100	30	6	10% of site depth	3
Veterinary clinics	550	15	6	10% of site depth	3
Wholesale establishments	1100	30	6	10% of site depth	3
Farmers' markets and farm stands	no minimum	no minimum	6	10% of site depth	3

TABLE 6-6: C2 HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Ambulance stations	550	15	6	10% of site depth	3
Public works	no minimum	no minimum	no minimum	no minimum	no minimum
Parks and playgrounds	no minimum	no minimum	no minimum	10% of site depth	3
Auto body shops	550	15	6	10% of site depth	3
Bingo halls	1100	30	6	10% of site depth	3
Commercial recreation facilities	1100	30	6	10% of site depth	3
Consignment centres	1100	30	6	10% of site depth	3
Construction trades	1100	30	6	10% of site depth	3
Financial institutions	550	15	6	10% of site depth	3
Freight handling facilities	1100	30	6	10% of site depth	3
Indoor storage rental facilities	1100	30	6	10% of site depth	3
Malls	1100	30	6	10% of site depth	3
Miniature golf courses	1100	30	6	10% of site depth	3
Recycling collection depots	550	15	6	10% of site depth	3
Retail stores	550	15	6	10% of site depth	3
Shopping centres	1100	30	6	10% of site depth	3
Storage garages	1100	30	6	10% of site depth	3
Taverns	550	15	6	10% of site depth	3
Tourist campgrounds	1100	30	6	10% of site depth	3
Trucking operations	1100	30	6	10% of site depth	3
Warehouses	1100	30	6	10% of site depth	3
Welding and machine shops	550	15	6	10% of site depth	3
Public recreational facilities	450	15	6	10% of site depth	3
Tourist information centres and booths	235	6	no minimum	10% of site depth	3

Notes:

- (1) where the site is served by a lane; otherwise 450
- (2) where the site is served by a lane; otherwise 15
- (3) except for corner sites where it shall be 3 along the flanking street

6.7 MU - MIXED USE DISTRICT

6.7.1 Purpose

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

6.7.2 Permitted Uses

The following uses are permitted uses in the **MU** - Mixed Use District:

Commercial:

- (1) adult day care - types I and II (refer to Section 4.10.7)
- (2) bakeries with retail sales
- (3) commercial recreation facilities, excluding curling or skating rinks or golf courses
- (4) convenience stores
- (5) financial institutions
- (6) funeral homes
- (7) health care clinics
- (8) home based businesses - type 1 (refer to Section 4.9)
- (9) medical, dental and optical laboratories
- (10) offices and office buildings
- (11) personal service shops
- (12) photography studios
- (13) printing plants and newspaper offices
- (14) radio and television stations
- (15) repair services restricted to the repair of household goods and appliances
- (16) residential care facilities - types I and II (refer to Section 4.10.6)
- (17) restaurants, with or without associated lounges
- (18) retail stores
- (20) farmers' markets and farm stands
- (21) butcher shops with retail sales

Community Service:

- (1) cultural institutions
- (2) public recreational facilities
- (3) public works excluding warehouses, storage yards and sewage lagoons

Residential:

- (1) dwelling units in conjunction with and attached to any other permitted use
- (2) multiple-unit dwellings

Other:

- (1) parks and playgrounds

6.7.3 Discretionary Uses

The following uses are discretionary uses in the **MU** - Mixed Use District:

Commercial:

- (1) bed and breakfast homes (refer to Section 4.10.4)
- (2) bus terminals
- (3) car washes
- (4) clubs
- (5) day care centres and preschools (refer to Section 4.10.5)
- (6) gas bars (refer to Sections 4.10.2 and 4.10.3)
- (7) home based businesses - type 2 (refer to Section 4.9)
- (8) hotels
- (9) motels
- (10) laundromats
- (11) lumber yards, home improvement centres and building supply establishments
- (12) malls
- (13) night clubs
- (14) parking lots
- (15) service stations (refer to Sections 4.10.1 and 4.10.3)
- (16) shopping centres
- (17) taverns
- (18) taxidermy establishments
- (19) theatres
- (20) tourist information centres and booths

Community Service:

- (1) ambulance stations
- (2) community centres
- (3) custodial care facilities (refer to Section 4.10.6)
- (4) places of worship
- (5) special care homes

Residential:

- (1) dwelling groups
- (2) semi-detached dwellings
- (3) single detached dwellings
- (4) two-unit dwellings

6.7.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.7.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-8.

- (2) General Regulations

- (a) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles.
- (b) All outside storage permitted pursuant to (a), above, shall be fenced, and where the area abuts a Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

6.7.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **MU** - Mixed Use District:

- (1) Off street parking spaces for dwelling groups, day care centres, pre-school nurseries, residential care facilities, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (2) Places of worship shall, where possible, be located on corner sites to facilitate access.
- (3) Gas Bars shall be located on corner sites only.
- (4) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.

- (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
- (d) Council may apply special development standards regarding “yard requirements” to ensure compatibility with adjacent development.

6.7.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-7: MU MIXED USE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Adult day care	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Bakeries with retail sales	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Bus terminals	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Commercial recreation facilities	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Convenience stores	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Financial institutions	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Funeral homes	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Health care clinics	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Hotels	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Malls	923	15	6	4.5	(3) (8)	no minimum	no maximum
Medical, dental and optical laboratories	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Motels	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Night clubs	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Offices and office buildings	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Personal service shops	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Photography studios	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Printing plants and newspaper offices	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Radio and television stations	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Repair services	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Residential care facilities	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Restaurants	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Retail stores	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Farmers' markets and farm stands	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Butcher shops with retail sales	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Taverns	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Theatres	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Cultural institutions	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Public recreation facilities	no minimum	no minimum	no minimum	4.5	(3) (8)	no minimum	no maximum
Public works	no minimum	no minimum	no minimum	4.5	(3) (8)	no minimum	no maximum

TABLE 6-7: MU MIXED USE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Dwelling units in conjunction with and attached to any other permitted use	no minimum	no minimum	no minimum	4.5	(3) (8)	(5)	no maximum
Multiple unit dwellings (apartment buildings)	116 per unit	6 per unit(9)	(2)	no minimum	(11)	40 per unit	60
Multiple unit dwellings (town houses)	255 per unit ⁽¹⁰⁾	22.5	(2)	no minimum	(11) (4)	46 per unit	60
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Bed and breakfast homes	360(6)	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Car washes	510	15	6	4.5	(3) (8)	no minimum	no maximum
Clubs	450	15	6	4.5	(3) (8)	70	no maximum
Day care centres and preschools	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Gas bars	510	15	6	4.5	(3) (8)	no minimum	no maximum
Laundromats	360 ⁽⁶⁾	6	6	4.5	(3) (8)	no minimum	no maximum
Lumber yards, home improvement centres and building supply establishments	235	6	6	4.5	(3) (8)	no minimum	no minimum
Parking lots	no minimum	no maximum	no minimum	4.5	(3) (8)	no minimum	no maximum
Service stations	923	30	6	4.5	(3) (8)	no minimum	no maximum
Shopping centres	923	15	6	4.5	(3) (8)	no minimum	no maximum
Taxidermy establishments	235	6	6	4.5	(3) (8)	no minimum	no maximum
Tourist information centres and booths	235	6	no minimum	4.5	(3) (8)	no minimum	no maximum
Ambulance stations	235	6	6	4.5	(3) (8)	no minimum	50
Community centres	450	15	6	4.5	(3) (8)	no minimum	50
Custodial care facilities	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Places of worship	450	15	6	4.5	(3) (8)	no minimum	no maximum
Special care homes	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	no minimum	50
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5(8)	50 per unit	60
Semi-detached dwellings	255 ⁽¹⁰⁾	8.5 ⁽¹²⁾	6	4.5	(3) (4) (8)	46	50
Single detached dwellings	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	(3) (8)	70	50
Two-unit dwellings	510 ⁽¹⁾	17	6	4.5	(3) (8)	92	50

Notes:

- (1) where the site is served by a lane; otherwise 630
- (2) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m
- (3) where the side line of a site in any MU - Mixed Use District abuts any Residential District or principal residential use without an intervening street or lane, 3.0 m; otherwise, 1.2 m
- (4) except that no side yard shall be required where a common wall divides two dwelling units
- (5) the floor area of all dwelling units shall not exceed the floor area of all other uses which are located in the same building and the minimum floor area of any single dwelling unit shall not be less than 28 m²
- (6) where the site is served by a lane; otherwise 450
- (7) where the site is served by a lane; otherwise 15
- (8) except for corner sites where it shall be 3 along flanking street
- (9) to a maximum requirement of 21 m
- (10) where the site is served by a lane; otherwise 315 per unit
- (11) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (12) where the site is served by a lane; otherwise 10.5

6.8 M - INDUSTRIAL DISTRICT

6.8.1 Purpose

The purpose of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

6.8.2 Permitted Uses

The following uses are permitted in the **M** - Industrial District:

Industrial / Commercial:

- (1) animal hospitals
- (2) auction markets, excluding livestock auction facilities
- (3) auto body shops
- (4) automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments (refer to Section 4.10.3)
- (5) car washes
- (6) cement and concrete plants
- (7) consignment centres
- (8) construction trades
- (9) freight handling facilities
- (10) gas bars (refer to Section 4.10.2 and 4.10.3)
- (11) grain elevators
- (12) indoor storage rental facilities
- (13) industrial equipment storage, sales and maintenance
- (14) industrial equipment training facilities
- (15) lumber yards and building supply establishments
- (16) manufacturing or processing operations
- (17) nurseries, greenhouses and garden centres
- (18) parking lots
- (19) public garages
- (20) railways and ancillary facilities
- (21) recycling collection depots
- (22) repair services
- (23) seed cleaning plants and feed mills
- (24) service stations (refer to Sections 4.10.1 and 4.10.3)
- (25) trucking operations
- (26) veterinary clinics
- (27) warehouses and storage yards
- (28) welding and machine shops
- (29) wholesale establishments

Community Service:

- (30) public works excluding sewage lagoons

Other:

- (31) parks and playgrounds

6.8.3 Discretionary Uses

The following uses are discretionary uses in the **M** - Industrial District:

Industrial / Commercial:

- (1) abattoirs
- (2) airports
- (3) bulk fertilizer operations
- (4) bulk fuel dealerships and storage
- (5) junk yards and auto wreckers
- (6) livestock auction facilities
- (7) sand and gravel operations
- (8) stockyards

Residential:

- (1) dwelling units accessory to permitted uses and integrated as part of principal buildings, for the use of caretakers, owners or managers

6.8.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.8.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-8.

- (2) General Regulations

- (a) Except for areas used solely for display of products for sale, all outside storage shall be fenced and, where the site abuts a residential site without an intervening street or lane, all such outside storage areas shall be screened with a solid fence or hedge at least 1.8 metres in height.

- (3) Site landscaping shall be subject to Section 4.22.

6.8.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **M** - Industrial District:

- (1) Accessory Dwelling Units
 - (a) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the commercial or industrial establishment. An emergency exit must be provided in addition to the main entrance.
 - (b) The minimum floor area of each dwelling unit shall be 46 square metres.
- (2) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (3) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (4) Bulk petroleum tanks and abattoirs are to be located at least 91.4 metres from residential areas, schools, hospitals, motels and restaurants.

TABLE 6-8: M INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Animal hospitals	1115	25	4.5	(1)	3 ⁽²⁾
Auction markets	1115	25	4.5	(1)	3 ⁽²⁾
Auto body shops	465	15	4.5	(1)	3 ⁽²⁾
Automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments	465	15	4.5	(1)	3 ⁽²⁾
Car washes	465	15	4.5	(1)	3 ⁽²⁾
Cement and concrete plants	1115	25	4.5	(1)	3 ⁽²⁾
Consignment centres	1115	25	4.5	(1)	3 ⁽²⁾
Construction trades	465	15	4.5	(1)	3 ⁽²⁾
Freight handling facilities	1115	25	4.5	(1)	3 ⁽²⁾
Gas bars	465	15	4.5	(1)	3 ⁽²⁾
Grain elevators	1115	25	4.5	(1)	3 ⁽²⁾
Indoor storage rental facilities	1115	25	4.5	(1)	3 ⁽²⁾
Industrial equipment storage, sales and maintenance	1115	25	4.5	(1)	3 ⁽²⁾
Industrial equipment training facilities	1115	25	4.5	(1)	3 ⁽²⁾
Lumber yards and building supply establishments	465	15	4.5	(1)	3 ⁽²⁾
Manufacturing or processing operations	1115	25	4.5	(1)	3 ⁽²⁾
Nurseries, greenhouses and garden centres	1115	25	4.5	(1)	3 ⁽²⁾
Parking lots	465	15	4.5	(1)	3 ⁽²⁾
Public garages	1115	25	4.5	(1)	3 ⁽²⁾
Railways and ancillary facilities	1115	25	4.5	(1)	3 ⁽²⁾
Recycling collection depots	465	15	4.5	(1)	3 ⁽²⁾
Repair services	465	15	4.5	(1)	3 ⁽²⁾
Seed cleaning plants and feed mills	1115	25	4.5	(1)	3 ⁽²⁾
Service stations	465	15	4.5	(1)	3 ⁽²⁾
Trucking operations	1115	25	4.5	(1)	3 ⁽²⁾

TABLE 6-8: M INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Veterinary clinics	465	15	4.5	(1)	3 ⁽²⁾
Warehouses and storage yards	1115	25	4.5	(1)	3 ⁽²⁾
Welding and machine shops	465	15	4.5	(1)	3 ⁽²⁾
Wholesale establishments	465	15	4.5	(1)	3 ⁽²⁾
Public works	no minimum	no minimum	no minimum	no minimum	no minimum
Parks and playgrounds	no minimum	no minimum	no minimum	(1)	3 ⁽²⁾
Abattoirs	1115	25	4.5	(1)	3 ⁽²⁾
Airports	no minimum	no minimum	4.5	no minimum	no minimum
Bulk fertilizer operations	1115	25	4.5	(1)	3 ⁽²⁾
Bulk fuel dealerships and storage	1115	25	4.5	(1)	3 ⁽²⁾
Junk yards and auto wreckers	1115	25	4.5	(1)	3 ⁽²⁾
Livestock auction facilities	1115	25	4.5	(1)	3 ⁽²⁾
Sand and gravel operations	1115	25	4.5	(1)	3 ⁽²⁾
Stockyards	1115	25	4.5	(1)	3 ⁽²⁾

Notes:

- (1) 10% of the depth of the site except where the rear yard abuts a railroad track or railroad yard, in which case no rear yard is required
- (2) except, in the case of a corner site, where the minimum requirement shall be 4.5 m on the side abutting the flanking street

6.9 PR - PARKS AND RECREATION DISTRICT

6.9.1 Purpose

The purpose of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

6.9.2 Permitted Uses

The following uses are permitted in the **PR** - Parks and Recreation District:

- (1) sports fields, parks and playgrounds
- (2) nature interpretation trails and associated facilities
- (3) walking, hiking and ski trails and associated facilities
- (4) public works, excluding sewage lagoons
- (5) farmers' markets and farm stands

6.9.3 Discretionary Uses

The following uses are discretionary uses in the **PR** - Parks and Recreation District:

- (1) cemeteries
- (2) community centres
- (3) cultural institutions
- (4) public recreational facilities
- (5) golf courses
- (6) tourist information centres and booths
- (7) tourist campgrounds
- (8) intensive agricultural uses including vegetable and fruit production but specifically excluding operations related to the raising of livestock or animals and specifically excluding intensive agricultural operations carried on, in whole or in part, within buildings.

6.9.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.9.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-9.

TABLE 6-9: PR PARKS AND RECREATION DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ⁽³⁾	Minimum Rear Yard (m) ⁽³⁾	Minimum Side Yard (m) ⁽³⁾
Sports fields, parks and playgrounds	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Nature interpretation trails and associated facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Walking, hiking and ski trails and associated facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Public works	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾
Farmers' markets and farm stands	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Cemeteries	no minimum	no minimum	6	4.5 ⁽¹⁾	3 ⁽²⁾
Community centres	450	15	6	4.5 ⁽¹⁾	3 ⁽²⁾
Cultural institutions	450	15	6	4.5 ⁽¹⁾	3 ⁽²⁾
Public recreational facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Golf courses	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Tourist information centres and booths	235	6	no minimum	4.5 ⁽¹⁾	3 ⁽²⁾
Tourist campgrounds	1000	30	6	6 ⁽¹⁾	3 ⁽²⁾
Intensive agricultural uses	1000	30	6	6 ⁽¹⁾	3 ⁽²⁾

Notes:

- (1) or 10% of the depth of the site, whichever is greater
- (2) or ½ the building height, whichever is greater
- (3) Yard requirements apply to principal building

6.10 FUD - FUTURE URBAN DEVELOPMENT DISTRICT

6.10.1 Purpose

The purpose of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

6.10.2 Permitted Uses

The following uses are permitted in the **FUD** - Future Urban Development District:

- (1) public works excluding sewage lagoons
- (2) agricultural uses including crop farming, grazing and pasturage and cultivation of land but not including intensive livestock or poultry operations
- (3) home based businesses - type 1 (refer to Section 4.9)
- (4) farmers' markets and farm stands

6.10.3 Discretionary Uses

The following uses are discretionary uses in the **FUD** - Future Urban Development District:

- (1) greenhouses with retail sales
- (2) home based businesses - type 2 (refer to Section 4.9)
- (3) radio, television and telecommunications towers and ancillary facilities
- (4) sand and gravel operations
- (5) single detached dwellings
- (6) sports fields, parks, golf courses

6.10.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.10.5 Regulations

- (1) Site area, minimum
 - (a) Single detached dwellings - 450 m² where the site is served by a lane; otherwise 360 m²
 - (b) Public works, telecommunications facilities, cemeteries - no minimum
 - (c) All other uses: 16 ha

- (2) Front yard, minimum
 - (a) All uses: 6 m
- (3) Single detached residences are also subject to the following development standards:
 - (a) Minimum Site Width: 12 m where the site is served by a lane; otherwise 15 m.
 - (b) Minimum rear yard: 4.5 m.
 - (c) Minimum Side Yard: 1.2 m except for corner sites, where it shall be 3 m.
 - (d) Minimum Floor Area: 70 m²
 - (e) Maximum Site Coverage: 50%

6.10.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **FUD** - Future Urban Development District:

- (1) Discretionary uses will only be allowed where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan Bylaw.

6.11 R1A - SMALL LOT RESIDENTIAL DISTRICT

6.11.1 Purpose

The objective of the **R1A** - Small Lot Residential District is to provide for residential development in of form of single detached dwellings on narrow lots and other compatible uses.

6.11.2 Permitted Uses

The following uses are permitted in the **R1A** - Small Lot Residential District:

Residential:

- (1) single detached dwellings

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons

6.11.3 Discretionary Uses

The following uses are discretionary in the **R1A** - Small Lot Residential District:

Commercial:

- (1) adult day care - type II (refer to Section 4.10.7)
- (2) bed and breakfast homes (refer to Section 4.10.4)
- (3) day care centres and preschools (refer to Section 4.10.5)
- (4) home-based businesses - type II (refer to Section 4.9)
- (5) residential care facilities - type I (refer to Section 4.10.6)

Community Service:

- (1) community centres
- (2) places of worship
- (3) public elementary and secondary schools

6.11.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.11.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-11.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-11.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-11.

6.11.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R1A** - Small Lot Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.
- (3) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.

6.1.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-11: R1A SMALL LOT DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	360	12	6	4.5	1.2 ⁽¹⁾	70	40
Adult day care	360	12	6	4.5	1.2 ⁽¹⁾	70	50
Residential care facilities	360	12	6	4.5	1.2 ⁽¹⁾	70	50
Bed and breakfast homes	360	12	6	4.5	1.2 ⁽¹⁾	70	50
Day care centres and preschools	360	12	6	4.5	1.2 ⁽¹⁾	70	50
Community centres	450	15	6	4.5	3 ⁽²⁾	no minimum	50
Places of worship	450	15	6	4.5	3 ⁽²⁾	no minimum	50
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum

Notes:

- (1) except for corner sites, where it shall be 3 along the flanking street
 (2) or ½ the average building height, whichever is greater

6.12 R3 - HIGH DENSITY RESIDENTIAL DISTRICT

6.12.1 Purpose

The objective of the **R3** - High Density Residential District is to provide for residential development in the form of multiple-unit dwellings, townhouses, street townhouses, dwelling groups and other compatible uses.

6.12.2 Permitted Uses

The following uses are permitted in the **R3** - High Density Residential District:

Residential:

- (1) street townhouses
- (2) townhouses

Commercial:

- (1) home based businesses - type I (refer to Section 4.9)
- (2) day care centres and preschools (refer to Section 4.10.5)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons

6.12.3 Discretionary Uses

The following uses are discretionary uses in the **R3** - High Density Residential District:

Residential:

- (1) dwelling groups
- (2) multiple unit dwellings

Commercial:

- (1) clubs
- (2) health care clinics
- (3) parking lots

Community Service:

- (1) ambulance stations
- (2) community centres

- (3) cultural institutions
- (4) places of worship
- (5) private schools
- (6) public elementary and secondary schools
- (7) public recreational facilities

6.12.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.12.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-12.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-12.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-12.

6.12.6 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R3** - High Density Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for community centres, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Schools, community centres and places of worship shall, where possible, be located on corner sites to facilitate access.
- (4) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.

- (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
- (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
- (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.

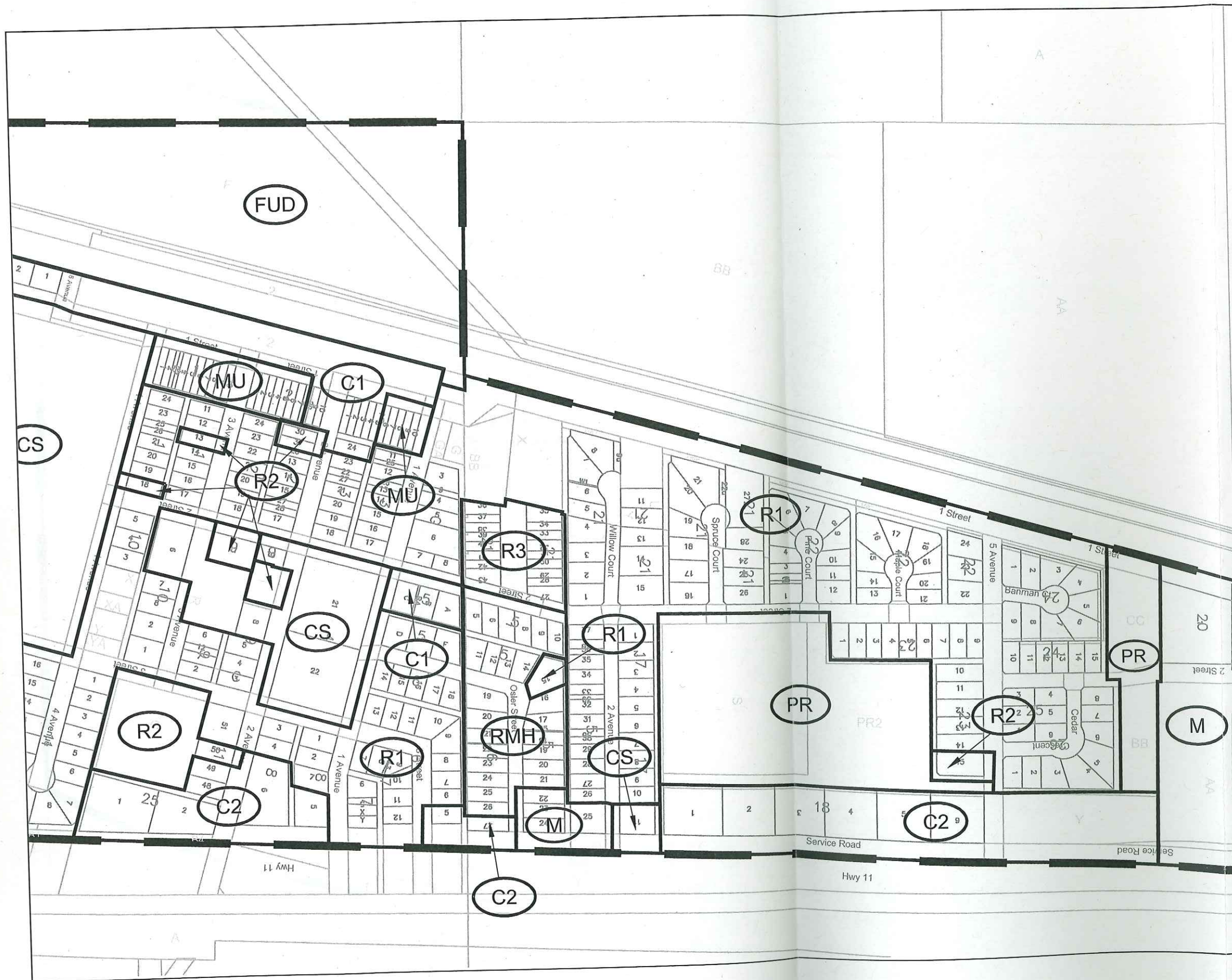
TABLE 6-12: R3 HIGH DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Multiple-unit dwellings	116 per unit	6 per unit ⁽¹⁾	⁽²⁾	no minimum	⁽³⁾	40 per unit	60
Street townhouse dwellings	255 per unit ⁽⁴⁾	7.5	⁽²⁾	4.5	^{(3)/(5)}	46 per unit	60
Townhouses	255 per unit ⁽⁴⁾	22.5	⁽²⁾	4.5	^{(3)/(5)}	46 per unit	60
Dwelling Groups	4000	no minimum	no minimum	no minimum	3 ⁽⁶⁾		60
Clubs	450	15	6	4.5	3 ⁽⁶⁾	no minimum	50
Day care centres and preschools	360 ⁽⁷⁾	12 ⁽⁸⁾	6	4.5	1.2 ⁽⁹⁾	70	50
Health care clinics	360 ⁽⁷⁾	12 ⁽⁸⁾	6	4.5	3 ⁽⁶⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Ambulance stations	235	6	6	4.5	3 ⁽⁶⁾	no minimum	50
Community centres	450	15	6	4.5	3 ⁽⁶⁾	no minimum	50
Cultural institutions	450	15	6	4.5	3 ⁽⁶⁾	no minimum	50
Places of worship	450	15	6	4.5	3 ⁽⁶⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁶⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁶⁾	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽⁶⁾	no minimum	no maximum
Parks, playgrounds and public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum

Notes:

- (1) to a maximum requirement of 21 m
- (2) for multiple unit dwellings, street townhouses and townhouses up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings, street townhouses and townhouses over three storeys, the front yard shall be 7.5 m
- (3) for multiple unit dwellings, street townhouses and townhouses of one storey, the side yard shall be 1.2 m; for multiple unit dwellings, street townhouses and townhouses of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings, street townhouses and townhouses over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (4) where the site is served by a lane; otherwise 315 per unit
- (5) except that no side yard shall be required where a common wall divides two dwelling units
- (6) or ½ the average building height, whichever is greater
- (7) where the site is served by a lane; otherwise 450
- (8) where the site is served by a lane; otherwise 15
- (9) except for corner sites where it shall be 3 along flanking street

SECTION 7 - MAPS



Town of Osler SASKATCHEWAN

ZONING DISTRICT MAP

ZONING DISTRICTS

- (R1) LOW DENSITY RESIDENTIAL
- (R1A) SMALL LOT RESIDENTIAL
- (R2) MEDIUM DENSITY RESIDENTIAL
- (R3) HIGH DENSITY RESIDENTIAL
- (RMH) MOBILE HOME RESIDENTIAL
- (CS) COMMUNITY SERVICE
- (C1) COMMUNITY CENTRE COMMERCIAL
- (C2) HIGHWAY COMMERCIAL
- (MU) MIXED USE
- (M) INDUSTRIAL
- (PR) PARKS AND RECREATION
- (FUD) FUTURE URBAN DEVELOPMENT

This is the Zoning District Map which accompanies Bylaw Number 2012.15 adopted by the Town of Osler

Ben Baker
Mayor

W. MacArthur
Town Administrator

Approved on the 13 day of Dec 2013

Shawn Sca...
Minister
Saskatchewan Government Relations
DEC 13 2013

**CROSBY
HANNA
& ASSOCIATES**

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www.crosbyhanna.ca

LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING

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F (306) 652-9613

Sheet 1 of 2



DATE
12/12/17
PROJECT NO.
CHA 05008



Town of Osler
SASKATCHEWAN

ZONING
DISTRICT
MAP

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• This is the Zoning District Map which
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adopted by the Town of Osler

Bon Bouler
Mayor

MacArthur
Town Administrator

• Approved on the 13 day of Dec
2013

Haus
Minister
Saskatchewan Government Relations

DEC 13 2013

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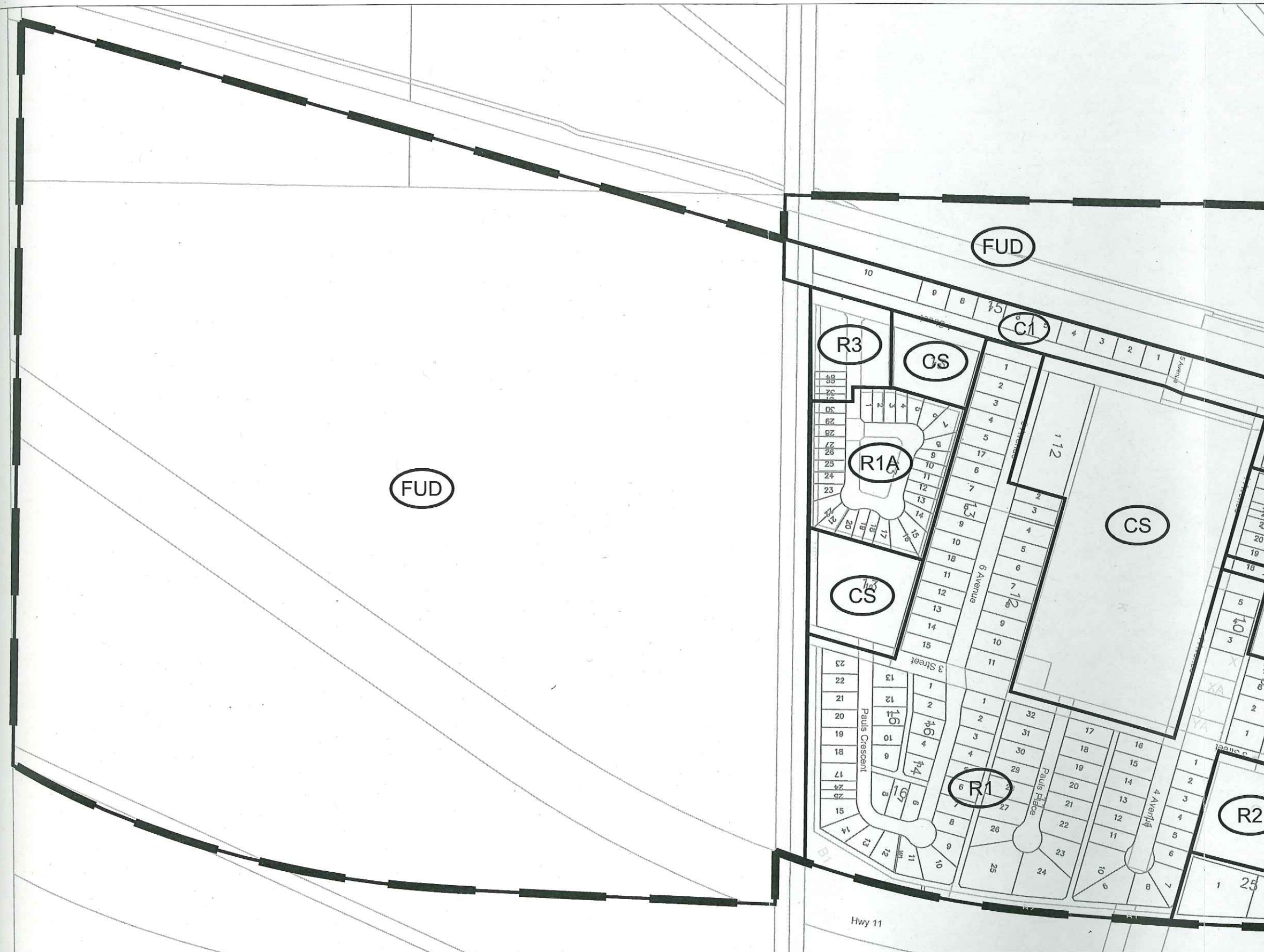
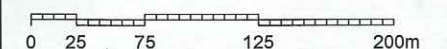
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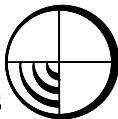
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Town Administrator _____

• Approved on the _____ day of _____

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LANDSCAPE ARCHITECTURE
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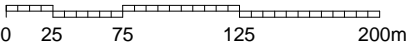
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