

ZONING BYLAW
FOR THE TOWN OF
PREECEVILLE

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PART 2:

DEFINITIONS

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:

Accessory use - shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Alteration - shall mean any structural change or addition made to any building.

Apartment - shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence as distinct from a hotel or rooming house.

Building - shall mean a structure used for the shelter or accommodation of persons, animals, goods or chattels.

Building, accessory - shall mean a subordinate detached building appurtenant to a principal building or principal use and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the principal building or principal use.

Building Bylaw - shall mean any Bylaw of the Town of Preeceville regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Building Permit - shall mean a permit issued under a building bylaw of the Town of Preeceville authorizing the construction of all or part of any structure.

Building, principal - shall mean a building in which is conducted the main or primary use of the site on which said building is situated.

Building Line, established - shall mean the average distance from the street line to the main wall of the existing buildings on any side of any block where more than half the frontage has been built up.

Council - shall mean the Council of the Town of Preeceville.

Development - shall mean the carrying out of any building, engineering, mining or operations in, on, or over land, or the making of any material change in the use of any building, structure or land.

Development Permit - shall mean a permit issued by the Council of the Town of Preeceville , that authorizes development, but does not include a building permit.

Discretionary Use - shall mean any development permitted in a zoning district subject to the location and condition specified by Council in the Development Permit.

Dwelling Unit - shall mean one or more habitable rooms constituting a self-contained unit and used or intended to be used for living and sleeping purposes by one or more persons.

Dwelling, single detached - shall mean a detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as the permanent home or residence, but shall not include a mobile home as herein defined.

Dwelling, duplex - shall mean a building divided horizontally into two dwelling units as herein defined.

Dwelling, multiple unit - shall mean a building divided into three or more dwelling units as herein defined and shall include, among others, town or row houses and apartments as distinct from a rooming house, hotel or motel.

Dwelling, semi-detached - shall mean two dwelling units side by side in one building unit with a common party wall which separates, without opening, the two dwelling units throughout the entire structure.

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

Garage, private - shall mean a building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity for not more than two (2) motor vehicles for each dwelling unit to which the garage is accessory.

Home Occupation - shall mean an occupation, trade, profession or craft customarily conducted entirely within a residential building or accessory building and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the character thereof.

Hotel - shall mean a building or structure or part of a building or structure used or advertised as a place where sleeping accommodation with or without meals is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel or rooming house.

Lane - shall mean a secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

lot - shall mean an area of land with fixed boundaries and which is of record in the Land Titles Office by Certificate of Title.

Lot Line - Front - shall mean the boundary that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the boundary separating the narrowest street frontage of the lot from the street.

Lot Line, Rear - shall mean the boundary at the rear of the lot and opposite the front lot line.

Lot Line, Side - shall mean a lot boundary other than a front or rear lot line.

Mayor - shall mean the Mayor of the Town of Preeceville.

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

Mobile Home - shall mean a trailer coach that is used as a dwelling for permanent or year round living, and that has water faucets and a shower head or bath tub that may be connected to a water distribution system, and that has a wash basin and water closet that may be connected to a sewage system.

Mobile Home Site - shall mean a parcel or piece of land for the placement of a mobile home and for exclusive use of its occupants.

Mobile Home Court - shall mean any lot on which two or more occupied mobile homes are located, but does not include an industrial or construction camp or tourist campsite.

Motel - shall mean a series of dwelling units intended for the use of automobile transients, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units.

Neighbourhood Convenience Store - shall mean a retail commercial establishment supplying groceries and other daily household necessities to the immediate surrounding area.

Non-Conforming Use - shall mean any use of land, building, or structure lawfully existing at the time of the passing of this Bylaw, which is not listed as a permitted or discretionary use in the zoning district in which it is located.

Parking Lot - shall mean an open area, other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation, or as an accommodation for clients and customers.

Parking Space, Automobile - shall mean a space within a building or parking lot for the parking of one (1) automobile including convenient access to a public lane or street.

Public Utility - shall mean and includes every corporation and every firm person or association of persons, the business and operations whereof are subject to the legislative authority of the Province of Saskatchewan, that now or hereafter own, operate, manage or control any system, works, plant or equipment for the conveyance of messages by telegraph, telephone, television or otherwise or for the conveyance of travellers or goods or for the production, transmission, delivery or furnishing of water, gas, heat or light, either directly or indirectly, to or for the public.

Rooming House - shall mean a building containing more than one rooming unit.

Rooming Unit - shall mean a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw with sleeping facilities, but without private toilet facilities.

Row House or Townhouse - shall mean a building divided into three or more dwelling units located side by side under one roof and sharing party walls.

Service Station - shall mean a building or part of a building other than a private garage used for the storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display.

Shopping Center - shall mean a building or group of buildings on the same lot, in which more than four (4) of the permitted uses are located together for their mutual benefit, including the use of off-street parking and other joint facilities.

Sign - shall mean any device, letter, figure, symbol, emblem or picture, which is affixed to, or represented directly or indirectly upon, a building, structure or a piece of land, and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

Street - shall mean a public thoroughfare which afford the primary means of access to the abutting property.

Structure - shall mean anything that is built, constructed or erected, located on the ground, or attached to something located on, or in the ground.

Tourist Campsite - shall mean a site which provides for the location of tents and trailers used by travellers and tourists for overnight accommodation.

Town - shall mean the Town of Preeceville.

Town Administrator - shall mean the Town Administrator for the Town of Preeceville.

Trailer Coach - shall mean 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 re-constructed in such a manner as will 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.

Yard - shall mean any part of a lot unoccupied and unobstructed by any principal building.

Yard, Front - shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest main wall of the principal building or structure on the lot.

Yard, Rear - shall mean a yard extending across the full width of the lot between the rear line of the lot and the nearest main wall of the principal building or structure on the lot.

Yard, Side - shall mean a yard extending from the front yard to the rear yard between the lot line of a lot and the nearest main wall of the principal building or structure on the lot.

1. Administrative Procedure

- A. The Administrator of the Town of Preeceville shall be the Development Officer responsible for the administration of this Bylaw.
- B. Every person, before commencing any development within the municipality, shall apply to Council on a prescribed form, for a permit to carry out such development. If the proposed development conforms to all relevant provisions of this Bylaw, the Council hereby directs the Development Officer to issue a development permit subject to such terms and conditions as Council considers necessary.
- C. A Development Permit will not be issued in contravention of any of the provisions of this Bylaw.
- D. The applicant shall be notified, in writing, of the decision on his application. The applicant shall be advised of his right to appeal the decision to the Zoning Appeals Board, subject to the provisions of The Planning and Development Act.
- E. A building permit, where required, shall not be issued unless a development permit has been issued.
- F. Referral to the Department of Health
A copy of all approved development permit applications involving the installation of water and sanitary services shall be supplied to the local office of the Department of Health.
- G. No development shall commence until a permit to carry out such development has been obtained from the Development Officer.

- H. A development permit is not required for:
- (i) the carrying out by a public utility of any operation for inspecting, repairing or renewing sewers, mains, cables, pipes, any other conduit, wires or tracks;
 - (ii) the installation by a public utility of new services on public road allowances;
 - (iii) the carrying out by the municipality of any operation for the construction, maintenance or improvement of a public work;
 - (iv) the installation of fences or accessory buildings (excluding garages) which comply with all applicable regulations.

2. Zoning Appeals Board

- A. Council shall appoint a Zoning Appeals Board in conformity with the provisions of The Planning and Development Act.
- B. Appeals in writing may be made to the Zoning Appeals Board by any person who:
- (i) alleges that the Council or any person acting for, or on behalf of the Council, has misapplied the Bylaw in a particular case; or
 - (ii) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the Bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or any other unspecified unusual condition of a specified property.

C. A person who appeals under clause (ii), Section 2, subsection B above, shall not be entitled to have his appeal allowed if:

- (i) the unusual condition is the result of his or the property owner's own actions;
- (ii) the adjustment requested would constitute a special privilege inconsistent with the restrictions of the neighbouring properties in the same district; or
- (iii) a relaxation of the provisions of the Bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.

D. In making an appeal to the Zoning Appeals Board, and hearing such appeal, the provisions of The Planning and Development Act shall apply.

3. Fee for Zoning Amendment Application

When an application is made to the Council of the Town of Preeceville for an amendment for this Bylaw, such application shall be accompanied by an application fee as specified by The Planning and Development Act.

4. Offences and Penalties

Prosecution for breach of this Bylaw shall be in accordance with The Planning and Development Act.

PART 4:GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw:

1. Licenses, Permits and Compliance with Other Bylaws and Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Town of Preeceville.

or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Town of Preeceville.

Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

2. Existing Buildings

Where a building has been erected on or before the effective date of this Bylaw on a lot having less than the minimum frontage or area, or having less than the minimum front yard, side yard or rear yard required by this Bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:

- A. the enlargement, reconstruction, repair or renovation does not further reduce the front yard, side yard or rear yard that does not conform to this Bylaw; and
- B. all other applicable provisions of this Bylaw are satisfied;
- C. such changes are approved by Council.

3. Frontage on Road

No development permit shall be issued unless the lot 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. Building Lines

Where a building line in any residential district has been established by existing buildings in a block, and is less than the specified front yard requirement, new construction may conform to the established building line provided that Council, by resolution, or bylaw permits conformation to the established building line.

5. Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one lot with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, multiple unit dwellings, mobile home courts and shopping centres. Such exemptions shall be located on the lot in such a manner that future subdivision of the site is not precluded.

6. Building to be Moved

No building, residential or otherwise, shall be moved within or into the area covered by this Bylaw without obtaining a development permit from the Development Officer unless such building is exempt under Part 3, Section 1, subsection H.

7. Demolition of Buildings

No building, residential or otherwise, shall be demolished within the area covered by this Bylaw without obtaining a development permit from the Development Officer. Such permit will not be issued unless a proposal for the redevelopment of the lot is also submitted.

8. Grading and Levelling of Lot

Any site proposed for development shall, in the opinion of Council, be graded and levelled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property.

9. Waste Disposal

Subject to the Acts and Regulations administered by the Departments of Health and Environment, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.

10. Projections in Yards

Where minimum front or rear yards are required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of 1.8 metres (6 feet). Where minimum yards are required in any district, such requirement shall not apply to prevent the construction or location of a chimney or a roof overhang of .6 metres (2 feet) or less.

11. Regulations for Private Garages

Private garages attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

12. Existing Discretionary Uses Permitted

Within any zone, any existing use of land, building or structure which is listed as a discretionary use within the zone, shall not, as a result of the passage of this Bylaw, be non-conforming, but shall be a permitted use at that location. The use of the land, building or structure at that location shall not be changed except in conformity with this Bylaw.

13. Non-conforming Uses

Non-conforming uses shall be subject to the requirements of The Planning and Development Act.

14. Non-conforming Structures and Lots

No existing structure or lot shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change is reasonably equivalent to the metric standard herein established.

15. Signs and Billboards

All signs and billboards shall be subject to the following requirements:

A. Commercial and Industrial Districts

- (i) no more than two (2) signs are permitted (excluding directional or information signs) on the premises;
- (ii) no sign shall have a facial area in excess of 3.5 square metres (36 square feet). Each sign may be double-faced;

(iii) the maximum height of any sign shall be 6 metres (20 feet) above ground surface.

B. Other Districts

- (i) no more than one permanent sign is permitted on the premises;
- (ii) additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the premises are permitted;
- (iii) no sign shall have a facial area exceeding 0.4 square metres (4 square feet). Larger signs are permitted only by resolution of Council;
- (iv) no sign shall be located in any manner that may, in the opinion of Council, visually obstruct or jeopardize the safety of others.

16. Off-street Parking

Off-street parking shall be provided in accordance with the following schedule:

<u>Zoning District</u>	<u>Use</u>	<u>Number of Spaces Required</u>
R-Residential District	Residential	1 parking space for each dwelling unit
	Public School)	1 parking space for each staff member
	Private School)	
	Separate School)	
	High School)	1 parking space for each staff member, plus 3 parking spaces for each classroom.
Collegiate)		
	Auditoriums, Churches, and other places of Public Assembly	3 parking spaces for each 10 seats provided for patrons
	Other Institutional Buildings	1 parking space for each 18.5 square metres (199.13 sq. ft.) of building floor area

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<u>Zoning District</u>	<u>Use</u>	<u>Number of Spaces Required</u>
C1-Commercial District	Stores, Shops, Offices	1 parking space for each 18.5 square metres (199.13 sq. ft.) of building floor area
	Restaurants and other eating places	1 parking space for each 4 seats
	Theatres, Churches and other places of Public Assembly	1 parking space for each 4 seats provided for patrons
	Hotels	1 parking space for each 2 guest sleeping room
	Dwellings	1 parking space for each dwelling unit
	All other buildings	1 parking space for each 27.5 square metres (296 sq. ft.) of building floor area
C2-Commercial District	Motels	1 parking space for each unit
	Restaurants	1 parking space for each 4 seats
	All other buildings	1 parking space for each 27.5 square metres (296 sq. ft.) of building floor area
M-Industrial District	All main buildings	1 parking space for each 27.5 square metres (296 sq. ft.) of gross floor area, or 1 space for each 3 employees, whichever is the greater

17. Parking spaces required in any Commercial District may be located within 152 metres (500 feet) of the main building or use, provided such spaces are located in a Commercial or Industrial District.

PART 5: ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

For the purpose of this Bylaw, the Town of Preeceville 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.

<u>Districts</u>	<u>Symbols</u>
Urban Reserve	UR
Residential	R
Commercial	C1
Commercial	C2
Railway	RW
Residential Mobile Home	RMH

2. The Zoning District Map

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. 3, 1982.", adopted by the Town of Preeceville signed by the Mayor and the Town Administrator under the Seal of the Town, shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

3. Boundaries of Zoning Districts

The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map" Unless otherwise shown, the boundaries of such districts are site lines, centre lines of streets, lanes, road allow-

ances, or such lines extended and the boundaries of the municipality. In unsubdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the map.

4. District Schedules

The following are the schedules of uses and regulations pertaining to the various zoning districts under this Bylaw.

PART 5A:UR - URBAN RESERVE DISTRICT1. Intent

The purpose of this district is to reserve unsubdivided and/or undeveloped lands within the municipality for future urban development while recognizing certain existing uses.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any lot in any district defined, designated or described as an UR - Urban Reserve District, only the following uses shall be permitted:

- A. Existing agricultural uses
- B. Existing residential uses
- C. Public utility buildings and structures (excluding offices and warehouses)

3. Uses Permitted at Council's Discretion

The following uses may be permitted in the UR - Urban Reserve District, but only by resolution of Council and only in locations specified in such resolution of Council. Council shall, by resolution, specify the regulations governing the site and location of any structure or any other matter deemed relevant by Council.

- A. Recreational uses including sports fields, parks, golf courses, curling rinks, skating rinks and other similar uses
- B. Places of worship and cemeteries
- C. Radio and television buildings and transmitters and other similar communication uses.

4. Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses.

5. Regulations

No subdivision or development shall be permitted unless the subdivision is for one of the permitted uses, and in the opinion of Council, it will not prejudice the future economical subdivision or servicing of the land. The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

6. Rezoning of Land

Proposed rezoning of land from UR - Urban Reserve District to another land use shall be considered only on the basis of an overall plan for the area. The proposed development, in the opinion of Council, shall constitute orderly and economic development with regard to adjacent land uses, and future service requirements such as roads, schools and utilities.

PART 5BR - RESIDENTIAL DISTRICT(1) Intent

The purpose of this district is to provide for a mix of different densities of residential development and related uses.

(2) Permitted Uses

Subject to all other provisions of this bylaw, on any site in any district defined, designated or described in this bylaw as an R - Residential District, only the following uses shall be permitted:

A. Residential

Single detached dwellings

Semi-detached dwellings, duplexes

B. Recreational

i) Recreation centres

ii) Sports fields

iii) Parks and playgrounds

C. Public Facilities

i) Schools and educational facilities

ii) Public utility buildings and structures (excluding offices, warehouses and storage yards)

iii) Hospitals

(3) Uses Permitted at Council's Discretion

The following uses may be permitted in the R - Residential District but only by resolution of Council and only in locations specified in such resolution of Council. Council shall, by resolution, specify the regulations governing the site and location of any structure:

i) Neighbourhood Convenience Store

ii) Places of Worship and religious institutions

iii) Home occupations as licenced by the Municipality

iv) Mobile Homes

v) Multiple Unit Dwellings

vi) Senior Citizens Housing Complexes

vii) Government Offices

viii) Lodges, fraternal organizations and social clubs.

(4) Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses.

(5) Regulations (Note: Measurements in brackets are approximate Imperial equivalents)A. Lot Requirements

i) Residential

a) Single detached dwelling and Mobile Homes

Lot depth - minimum 30 metres (100 ft.)
where the lot is served by a lane, otherwise 33 metres (110 ft.)

Lot frontage - minimum 12 metres (40 ft.) where the lot is served by a lane otherwise 15 metres (50 ft.)

Yard, front - minimum 5 metres (15 ft.)

Yard, rear - minimum 6 metres (20 ft.)

Yard, side - minimum 1.2 metres (4 ft.)

b) Semi-detached and Duplex Dwellings

Lot depth - minimum 30 metres (100 ft.) where the lot is served by a lane, otherwise 33 metres (110 ft.)

Lot frontage - minimum (per unit) 9 metres (30 ft.) where the lot is served by a lane, otherwise 10.5 metres (35 ft.)

Yard, front - minimum 5 metres (15 ft.)

Yard, rear - minimum 6 metres (20 ft.)

Yard, side - minimum 1.2 metres (4 ft.)

c) Multiple Unit Dwellings

Lot area - minimum 650 sq. metres (7000 sq. ft.) plus 93 sq. metres (1000 sq. ft.) for each ground floor dwelling in excess of 3

Lot frontage - minimum 21 metres (70 ft.)

Yard, front - minimum 7.5 metres (25 ft.)

Yard, rear - minimum 6.0 metres (20 ft.)

Yard, side - minimum 3.5 metres (12 ft.) or half the average wall height, whichever is greater

Lot coverage - maximum interior lot 50%; corner lot 60%

ii) Recreational

- Lot area - minimum at Council's discretion
- Lot frontage - minimum at Council's discretion
- Lot front - minimum 7.5 metres (25 ft.)
- Yard rear - minimum 7.5 metres (25 ft.) or 25% of the depth of the lot whichever is the greater
- Yard, side - minimum 3 metres (10 ft.) or half the building height whichever is greater.

iii) Neighbourhood Convenience Stores

- Lot depth - minimum 30 metres (100 ft.) where the lot is served by a lane, otherwise 33 metres (110 ft.)
- Lot frontage - minimum 15 metres (50 ft.) where the lot is served by a lane, otherwise 19.5 metres (65 ft.)
- Yard, front - minimum 5 metres (15 ft.)
- Yard, rear - minimum 6 metres (20 ft.)
- Yard, side - minimum 1.2 metres (4 ft.)

B. Public Facilitiesi) Public Utility Structures

The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

ii) All Other Public Facilities

- Lot area - minimum at Council's discretion
- Lot frontage - minimum at Council's discretion
- Yard, front - minimum 7.5 metres (25 ft.)
- Yard, rear - minimum 7.5 metres (25 ft.) or 25% of the depth of the lot whichever is greater
- Yard, side - minimum 3 metres (10 ft.) or half the building height whichever is greater

C. Home Occupations

- i) Home occupations shall be located in single detached semi-detached or duplex dwellings uses as the practitioner's own residence or in a building accessory to the dwelling.
- ii) No external evidence of any home occupation is permitted except for a business or professional sign or notice not exceeding 0.1 sq. metres (1 sq. ft.) in area.
- iii) Home occupations shall be conducted entirely within the dwelling or accessory building.
- iv) Other than provided for in subsection (ii) above, there shall be no exterior display, no exterior storage or materials, and no other exterior indication of the home occupation or variation from the residential character of the building.

D. Permitted Accessory Buildings and Structures

- i) All accessory buildings shall be set back 1.2 metres (4 ft.) from the rear lot line.
- ii) All accessory buildings shall be set back a minimum of 5 metres (15 ft.) from the front lot line.
- iii) All accessory buildings shall be set back a minimum of 1.2 metres (4 ft.) from the side site line.

PART 5CC1 - COMMERCIAL DISTRICT1. Intent

The purpose of this district is to regulate and encourage development of retail establishments in the downtown core.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any lot in any district defined, designated or described in this Bylaw as a C1 - Commercial District, only the following uses shall be permitted:

A. Commercial

- (i) Banks, offices, studios
- (ii) Bakeries with retail sales
- (iii) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repair and similar types of personal service establishments
- (iv) Medical and dental offices and clinics
- (v) Printing plants, newspaper offices
- (vi) Restaurants, confectioneries and other places for the sale and consumption of food and related items
- (vii) Retail stores
- (viii) Service stations existing at the time of passage of this bylaw.
- (ix) Theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks
- (x) Undertaking establishments
- (xi) Licenced beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food.
- (xii) Hotels

B. Public Facilities

- (i) Lodges, fraternal organizations, social clubs
- (ii) Libraries, cultural institutions
- (iii) Places of worship
- (iv) Offices of federal, provincial or municipal governments
- (v) Public utility buildings and structures (excluding warehouses and storage yards).

C. Residential

- (i) Dwelling units attached to stores or commercial establishments

3. Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses. ←

4. Regulations (Note: Measurements in brackets are approximate Imperial equivalents)

A. Lot Requirements

(i) Public Utility Structures

The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

(ii) Public utility buildings and all other permitted uses

Lot area - minimum

- | | |
|--------------------|--------------------------------------|
| - service stations | - 929 square metres (10,000 sq. ft.) |
| - all other uses | - 232 square metres (2,500 sq. ft.) |

Lot frontage - minimum

- | | |
|--------------------|-----------------------|
| - service stations | - 30 metres (100 ft.) |
| - all other uses | - 7.5 metres (25 ft.) |

Yard, front - minimum

- | | |
|--------------------|-----------------------|
| - service stations | - 7.5 metres (25 ft.) |
| - all other uses | - no requirement |

Yard, rear - minimum

- no minimum except where the rear of a lot in any C1 - Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least 6 metres (20 ft.) shall be provided

Yard, side - minimum

- no minimum except where the side of a lot in any C1 - Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 metres (5 ft.) shall be provided

B. All dwelling units shall have an entrance separate from that of the store or commercial establishment. Dwelling units must be provided with a fire exit secondary to the required entrance:

C. Service Stations

- (i) Fuel pumps and other accessory equipment shall be located at least 6 metres (20 ft.) from any street or lot line.
- (ii) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.

PART 5DC2 - COMMERCIAL DISTRICT1. Intent

The purpose of this district is to accommodate the orderly development of commercial establishments requiring medium to large sites.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as a C2 - Commercial District, only the following uses shall be permitted:

A. Commercial

- (i) Motels
- (ii) Service Stations
- (iii) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment.
- (iv) Car washing establishments
- (v) Restaurants
- (vi) Veterinary hospitals and offices of veterinary surgeons.

B. Public Facilities

- (i) Public utility buildings and structures (excluding offices, warehouses and storage yards)

3. Uses Permitted at Council's Discretion

The following uses may be located in the C2 - Commercial District, but only by resolution of Council and only in locations specified in such a resolution of Council.

Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order to reduce any conflicts with the permitted uses.

A. Industrial

- (i) Lumber and building supply establishments
- (ii) Creameries
- (iii) Storage yards for machinery, gravel and building materials.

4. Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses.

5. Regulations (Note: Measurements in brackets are approximate Imperial equivalents)

A. Lot Requirements

(i) Commercial and Industrial

- Lot area - minimum - 1,115 square metres (12,000 sq. ft.)
- Lot frontage - minimum - 30 metres (100 ft.)
- Yard, front - minimum - 7.5 metres (25 ft.)
- Yard, rear - minimum - 10% of the depth of the lot.
- Yard, side - minimum - 3 metres (10 ft.) on each side

(ii) Public Facilities

(a) Public Utility Structures

The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

(b) Public Utility Buildings

- Lot area - minimum - at Council's discretion
- Lot frontage - minimum - at Council's discretion
- Yard, front - minimum - 7.5 metres (25 ft.)
- Yard, rear - minimum - 7.5 metres (25 ft.) or 25% of the depth of the lot whichever is greater
- Yard, side - minimum - 3 metres (10 ft.) or half the building height whichever is greater

B. Service Stations

- (i) Fuel pumps and other accessory equipment shall be located at least 6 metres (20 ft.) from any street or lot line.

- (ii) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.

C. Permitted Accessory Buildings

See Section 4.A.(i) above for the required yard setbacks.

PART 5 :RW - RAILWAY DISTRICT1. Intent

The purpose of this district is to provide for the operation of a railway and railway yards and for uses related to the railway.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any lot in any district defined, designated or described in this Bylaw as a RW - Railway District, only the following uses shall be permitted.

- A. Railway and ancilliary railway functions
- B. Grain elevators
- C. Seed cleaning plants subject to the regulations of the Department of the Environment
- D. Bulk fertilizer sales subject to the regulations of the Departments of Labour and the Environment
- E. Public utility buildings and structures (excluding offices)

3. Uses Permitted at Council's Discretion

The following uses may be permitted in the RW - Railway District, but only by resolution of Council and only in locations specified in such resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order to reduce any conflicts with the permitted uses.

- A. Bulk fuel depots subject to the Department of Labour regulations

4. Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses.

5. Regulations (Note: Measurements in brackets are approximate Imperial equivalents)

A. Lot Requirements

(i) Public Utility Structures

The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

(ii) All Other Permitted Uses and Accessory Buildings

Lot area - minimum	- 1,115 square metres (12,000 sq. ft.)
Lot frontage - minimum	- 30 metres (100 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 10% of the depth of the lot except where the rear yard abuts a railway track or loading dock - no minimum is required.
Yard, side - minimum	- 3 metres (10 ft.) on each side.

PART 5 : RMH - RESIDENTIAL MOBILE HOME DISTRICT

1. Intent

The purpose of this district is to provide for the development of mobile home subdivisions.

2. Permitted Uses

Subject to all other provisions of this Bylaw on any lot in any district, defined, designated or described in this Bylaw as an RMH - Residential Mobile Home District, only the following uses shall be permitted:

A. Residential

- (i) Mobile Home subdivisions, but not including Mobile Home Parks

B. Recreational

- (i) Parks and playgrounds

C. Public Facilities

- (i) Public utility buildings and structures (excluding offices, warehouses and storage yards)

3. Uses Permitted at Council's Discretion

The following uses may be permitted in the RMH - Residential Mobile Home District, but only by resolution of Council and only in locations specified in such resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order to reduce any conflicts with the permitted uses.

- A. Neighbourhood Convenience Stores
- B. Places of worship and religious institutions
- C. Home occupations as licensed by the municipality

4. Permitted Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal, permitted uses shall be considered accessory uses.

5. Regulations (Note: Measurements in brackets are approximate Imperial Equivalents)

A. Lot Requirements

(i) Residential

Lot depth - minimum	- 30 metres (100 ft.) where the lot is served by a lane otherwise 33 metres (110 ft.)
Lot frontage - minimum	- 12 metres (40 ft.) where the lot is served by a lane otherwise 15 metres (50 ft.)
Yard, front - minimum	- 5 metres (15 ft.)
Yard, rear - minimum	- 5 metres (15 ft.)
Yard, side - minimum	- 1.2 metres (4 ft.)

(ii) Recreational

No minimum requirements

B. Public Facilities

(i) Public Utility Structures

The regulations governing such uses shall be established where deemed necessary by Council as conditions to the issuance of the required Development Permit. Where such conditions are required, they shall minimize or eliminate conflict with other existing or permitted uses in this zone.

(ii) All Other Public Facilities

Lot area - minimum	- at Council's discretion
Lot frontage - minimum	- at Council's discretion
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.) or 25% of the depth of the lot whichever is greater
Yard, side - minimum	- 3 metres (10 ft.) or half the building height whichever is greater

C. Home Occupations

- (i) Home occupations shall be located in mobile homes used as the practitioner's own residence or in a building accessory to the mobile home.
- (ii) No external evidence of any home occupation is permitted except for business or professional sign or notice not exceeding 0.1 square metres (1 sq. ft.) in area.
- (iii) Home occupations shall be conducted entirely within the mobile home or accessory building.
- (iv) Other than provided for in subsection B (ii) above, there shall be no exterior display, no exterior storage materials, and no other exterior indication or variation in character of the mobile home.

D. Permitted Accessory Buildings

- (i) All accessory buildings shall be set back a minimum of 5 metres (15 ft.) from the rear lot line.
- (ii) All accessory buildings shall be set back a minimum of 5 metres (15 ft.) from the front lot line.
- (iii) All accessory buildings shall be set back a minimum of 1.2 metres (4 ft.) from the side lot line.
- (iv) An accessory building or structure which specifically includes, but is not limited to a porch, canopy, addition, oil tank covering and also the mobile home skirting must be designed and clad to the satisfaction of the Council.

Amendment - No. 2/83
 Amendment - No. 2/85
 Amendment - No. 8/85
 Amendment - No. 11/86
 Amendment - No. 10/86
 Amendment - No. 5/87
 Amendment - No. 2/90
 Amendment - No. 4/91

PART 6:EFFECTIVE DATE OF THE BYLAW

This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.


MAYOR

S E A L

Certified a true copy
of Bylaw No. 3,1982.


Administrator.

ADMINISTRATOR