

Town of Big River

Zoning Bylaw No. 2015 - 02

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1. Introduction

Under the authority granted by *The Planning and Development Act, 2007*, the Council of the Town of Big River, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

This bylaw shall be known and may be cited as the "Zoning Bylaw" of the Town of Big River.

1.2 Purpose

The purpose of this bylaw is to regulate development in the Town of Big River to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality, and to implement the Official Community Plan objectives and policies.

1.3 Scope

No development shall hereafter be permitted within the limits of the Town of Big River except in conformity with the provisions of this bylaw, the Official Community Plan for the Town of Big River, and *The Planning and Development Act, 2007*.

1.4 Severability

If any section, clause, or provision of this bylaw, including anything shown on the Zoning Map, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw as a whole or any part thereof, other than the section, clause or provision, including anything shown on the Zoning Map, so declared to be invalid.

2. Definitions

Wherever 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: A use of land, building or structure customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Act: The Planning and Development Act, 2007.

Administrator: The Administrator of the Town of Big River.

Alteration: Any structural change or addition made to any building.

Approved: Approved by the Council of the Town of Big River.

Bareland Condominium: A condominium with bare land units as defined by *The Condominium Property Act, 1993*, of any successor thereto

Bareland Condominium Unit:

A bare land unit as defined by *The Condominium Property Act 1993*, or any successor thereto.

Bed and Breakfast Lodging: A dwelling unit, licensed as a tourist home under *The Public Accommodation Regulations*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Building: A structure constructed or placed on, in or over land, including any structure covered by a roof and supported by walls or columns.

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: A bylaw adopted by Council which regulates the design, construction and occupancy of new buildings, and the alteration, addition, repair, occupancy or maintenance of existing buildings.

Building Height: The vertical distance of a building measured from grade level to the highest point of the roof.

Building Permit: A permit, issued under a Building Bylaw of the Town of Big River, authorizing the construction of all or part of a building or structure.

Building, Portable: A structure which is designed for the purpose of being a semi-permanent or temporary, and portable shelter for vehicles or storage. Portable buildings shall be subject to the same regulations as accessory buildings, have no allowance to contain a dwelling unit, and shall not exceed 27.8 m² (300 ft²).

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

Building line, Established: The average distance from the street line to the main wall of existing buildings on any side of any block where more than half of the lots have been developed.

Campground, Seasonal: A tract or parcel of land which provides for the year-round location of tents or trailers that may be occupied seasonally.

Campground, Tourist: A tract or parcel of land which provides for the temporary location of tents or trailer coaches, used by travellers and tourists, for accommodation and shall not be placed year-round.

Club: A service club or private club which involves recreational, social, cultural or athletic activities.

Commercial Entertainment Establishment: A recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alleys, theatres, billiard parlour, and bingo hall licensed by the Saskatchewan Liquor and Gaming Authority.

Community Centre: A facility operated by the municipality or a non-profit or not for profit organization for meetings, recreational activities and similar uses and open to the general public.

Condominium: A condominium as defined by *The Condominium Property Act, 1993*, or any successor thereto.

Council: The Council of the Town of Big River.

Day Care Centre: A facility which provides for the non-parental care of pre-school age children, and includes, but is not limited to:

- a) a child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to The Child Care Act; or
- b) a nursery school for pre-school children.

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 any building or land.

Development Officer: The officer of the Town of Big River appointed pursuant to Section 3.1 to administer this zoning bylaw.

Development Permit: A permit, issued by the Council of the Town of Big River or its designate that authorizes development but does not include a building permit.

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; and which may be subject to specific development standards.

Dwelling Unit: One or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons, each unit having separate sleeping, cooking and toilet facilities and having an independent entrance either directly from the outside of the building or through a common area inside the building.

Dwelling Unit Group: Two or more single family dwellings, duplexes, semi-detached dwellings, triplex or multiple unit dwellings located on a single site.

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

Dwelling, Multiple Unit (Multi-Unit): A building divided into six or more dwelling units as herein defined and shall include, amongst others, town or row houses and walk up apartments as distinct from a hotel or motel.

Dwelling, Semi-Detached: Two dwelling units side by side in one building unit with a vertical common party wall which separates, without opening the two dwelling units throughout the entire structure from the base of the foundation to the roof line.

Dwelling, Triplex: A building divided into three dwelling units, located on a single site, as herein defined.

Dwelling, Fourplex: A building divided into four dwelling units as herein defined, or vertically into two separate levels and also horizontally into two dwelling units per floor, and located on a single site

Dwelling, Fiveplex: A building divided into five dwelling units, and located on a single site, as herein defined.

Dwelling, Street Townhouse: A building consisting of three or more attached dwelling units, divided by a vertical common wall extending from foundation to roof, each maintaining its own separate entrance, with each unit located on its own site.

Dwelling, Ready to Move (RTM): Is similar in quality and presentation to a stick built home with the only distinction being that such a home was built at another location pursuant to the requirements of the National Building Code and moved to the site as a completed Dwelling Unit.

Family Child Care Home: A child care facility located in a building where the principal use is a dwelling unit, and which is licensed by the Province of Saskatchewan pursuant to *The Child Care Act*.

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

Garage, Private: 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 three motor vehicles for each dwelling unit to which the garage is accessory and shall include carports.

Garage, Public: 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.

Gas Bar: A commercial facility predominately for the sale of gasoline, diesel and propane, and may offer for sale other petroleum products and vehicle accessories.

Grade Level: An average of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Group Care Facility: A supervised residential dwelling unit, licensed or approved under provincial statute, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health care professionals.

Home-Based Business: An accessory use carried on as a business and conducted for gain in a dwelling unit or an accessory building to a dwelling unit. Its use is subordinate to the principal use and does not change the character of the residential use thereof. A home based business is considered more intensive than a home occupation and can extend into accessory buildings and/or can include an additional employee.

Home Occupation: An occupation, trade, profession or craft customarily conducted entirely within a residential 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: Buildings or structures or part thereof, used or advertised as a place where sleeping accommodations, with or without meal, are provided for the travelling public, where a guest register or record is kept and may include accessory uses.

Lane: A public road access vested in the Town as secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property, lot or parcel of land.

Lot: An area of land with fixed boundaries and which is of record in the Information Service Corporation by Certificate of Title.

Lot Line, Front: 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.

Lot Line, Rear: The boundary at the rear of the lot and opposite the front lot line.

Lot Line, Side: A lot boundary other than a front or rear lot line.

Mayor: The Mayor of the Town of Big River.

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 that:

- a) is may be used as a dwelling for permanent or year round living;
- b) has water faucets and a shower head or bathtub that may be connected to a water distribution system;
- c) has a wash basin and water closet that may be connected to a sanitary sewage system or holding tank; and
- d) is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA – Z240 series standards.

Mobile Home Lot: A parcel or piece of land for the placement of a mobile home and for exclusive use of its occupants.

Mobile Home Court: Any site on which two or more occupied mobile homes are located but does not include an industrial or construction camp or tourist campsite.

Modular Home: A factory built home that is manufactured as a whole or modular unit and is designed to be transported on a removable chassis and to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 and meets the National Building Code standard.

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

Neighbourhood Convenience Store: A retail commercial establishment supplying groceries and other daily household necessities to the immediate surrounding area.

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 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.

Parking Lot: Open space, other than a street, used for temporary parking of more than four automobiles and available for public use whether free or for compensation.

Parking Space: A space exclusive of a driveway, ramps, or columns but including convenient access to a public lane or street, for the parking of one automobile, which shall be no less than 2.74 meters (9 feet) in width.

Personal Care Home: A facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner. These facilities are appropriate in low density residential districts.

Personal Service Establishment: A development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, shoe repair shops.

Public Utility: A system, works, plant, equipment or service, whether owned or operated by or for the Town, or by a corporation under agreement with the Town, or under a Federal or Provincial statute, which furnishes any of the following services and facilities to the residents of the Town:

- 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 sewage and garbage;
- e) telephone or light distribution lines;
- f) tower communication facilities;
- g) facilities for optical cable, or cable television services;
- h) fire protection services.

Radio and Television Communication Structure: Structures used for receiving and broadcasting radio, television signals or other communication signals.

Retail Store: Establishments engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.

Retaining Wall: A wall of strong construction intended to hold back soil or keep a certain amount of earth in place in order to create a safe, more stable or more level area.

Rooming House: A building containing more than one rooming unit.

Rooming Unit: 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.

Service Station: A building or part of a building, other than a private garage, used for the retail sale of lubricating oils and gasoline, automobile accessories, and the servicing and repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.

Shipping Container: 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 on the same site, in which more than four (4) of the permitted uses are located together for their mutual benefits, including the use of off-street parking and other joint facilities

Sight Triangle: The area contained in the triangle formed by the corner property lines and a straight line drawn from a point 7.5 m (24.6 ft.) from the corner property pin to a similar point 7.5 m (24.6 ft.) along the perpendicular or intersecting property line.

Sign: 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.

Sign, A-Board: An A-shaped portable sign that is used for temporary placement and has no external supporting structure.

Sign, Awning: A non-illuminated sign painted or affixed to the surface of an awning which does not extend beyond the perimeter of the awning.

Sign, Billboard: A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the lot on which the sign is located.

Sign, Canopy: Sign attached to, or painted on an awning, canopy or free-standing canopy.

Sign, Construction: A temporary sign erected by a person or company on the premises undergoing construction, identifying pending development and information relating to construction process, labour services, materials or financing, name of building, as well as the owner and participants in the development project, but not including the advertisement of any products.

Sign, Converted Vehicle and Trailer: A vehicle or trailer not originally designed as a sign, but which has been converted or used for that purposes.

Sign, Directional: Any sign:

- a) displaying safety or warning messages;
- b) directing traffic or providing parking directions; or
- c) giving instructions, directions or orders to persons making use of premises.

Sign, Face: The entire area of a sign on which a copy could be placed. In the case of multi-faced signs, each facial side of the sign shall be included in determining the total sign surface area.

Sign, Free-Standing: A sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building.

Sign, Identification: A sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Sign, Portable: A free-standing sign which is capable of being relocated and which may have lettering that can be changed manually, but does not include vehicles and trailers not originally designed as a sign, but which have been converted or used for that purposes.

Sign, Real Estate: A temporary sign that advertises for sale, rent, or lease the land, property or premises on which the sign is displayed.

Sign, Temporary: A sign advertising a message applicable for a defined period of time and not exceeding 6 months.

Sign, Wall: A sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 m (1.64 ft.) from such building or structure.

Site Frontage: The length of all line segments and/or arc(s) which comprise the front lot line, measured between the points at which the side lot lines intersect with the front lot line.

Special Care Home: A facility licensed pursuant to *The Housing and Special-Care Homes Act* which provides full-time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves, including nursing homes.

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

Structure: Anything that is built, constructed or erected, located on the ground, or attached to something located on or in the ground.

Structural Alteration: The construction or reconstruction of the supporting elements of a building.

Structure, Temporary: Anything that is built, constructed or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Town: The Town of Big River.

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 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.

Yard: Any part of a lot unoccupied and unobstructed by any principal building or structure.

Yard, Front: A yard extending across the full width of a lot between the front lot line and the nearest main wall, or supporting member, of the principal building or structure on the lot.

Yard, Rear: A yard extending across the full width of the lot between the rear lot line and the nearest main wall, or supporting member, of the principal building or structure on the lot.

Yard, Side: A yard extending from the front yard to the rear yard between the side lot line and nearest main wall, or supporting member, of the principal building or structure on the lot, except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

3. Administration

3.1 Development Officer

The Administrator of the Town of Big River shall be the Development Officer responsible for the administration of this bylaw.

3.2 Development Permit

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. A Development Permit is not valid unless it conforms with this Bylaw and the Act.
2. A development permit is not required for the following, but all other applicable provisions of this bylaw are to be followed in addition to obtaining a building permit where required:
 - a) the maintenance of a public utility by the municipality or private corporation;
 - b) the construction of a public utility by the municipality;
 - c) the installation of public utility on any street or other public right-of-way by the municipality;
 - d) maintenance and repairs that do not include structural alterations;
 - e) the installation of fences up to a maximum of 1.8 meters (6 feet) in height;
 - f) the installation of accessory buildings under 9 m² (97 ft².), to a maximum of three accessory buildings, counting a detached garage and/or portable garage;
 - g) the construction of a retaining wall that does not exceed .6 m (2 ft) in height, but shall otherwise be required.
3. A building permit shall not be issued unless a development permit, where required, has also been issued.
4. If the development or use authorized by a development permit is not commenced within 12 months from the date of its issue, and completed within 24 months of its issue, the permit is deemed void unless an extension to the period has first been granted.
5. A time extension to a development permit may be granted at the discretion of the Development Officer and be up to a six month period extension.

3.3 Application for a Development Permit

1. The application for a development permit shall be made, to the Development Officer, on the prescribed forms. The application shall be accompanied by two copies of a lot or building plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines. Where no new construction is proposed, the applicant shall supply a written description of the proposed development in place of such plans.
2. Where the application is for a Discretionary Use, the applicant shall also provide a written description of the proposed development, describing the intended use and operations, structures to be located on the lot, required municipal services, and any other information that Council determines is necessary to fully review the proposed development.
3. Applications shall list all contractors and sub-contractors, and each of these shall have a valid business licence if required by the Town administration.

See [Bylaw Amendment 2018-04](#) adding subsection 4, see next page

1. **Section 3.3 Application for a Development Permit** is amended to add subsection

4. For certain developments or discretionary uses, additional information shall be required in support of the application, as follows:

(1) *Campgrounds, Seasonal or Tourist:* An applicant for a discretionary use approval for the above-uses shall provide the following documentation to Council's satisfaction:

(a) a plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, and campsites with dimensions. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.

3.4 Review of Applications

1. The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the Official Community Plan.
2. Where the application is for a discretionary use, the Development Officer shall submit the application, along with all other relevant material to Council.
3. The Development Officer shall forward a copy of all approved development permit applications involving installation of water and sanitary services to the local Health Region.

3.5 Decision

1. The decision on all applications shall be made in writing to the applicant.
2. Where the application is for a PERMITTED USE the Development Officer shall, upon completion of the review:
 - a) issue a development permit where the application conforms to all provisions of this bylaw; or
 - b) issue the development permit specifying any special regulations or standards to which the development or use must comply, where the class of development or use is subject to special regulations, performance standards or development standards that are specified in this bylaw; or
 - c) refuse the application where the provisions of this bylaw are not met, indicating to the applicant the reason for the refusal.
3. Prior to making a decision, where the application is for a DISCRETIONARY USE, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
4. Where the application is for a DISCRETIONARY USE, the Council shall pass a resolution instructing the Development Officer to either:
 - a) issue a development permit incorporating any special development standards prescribed by Council in accordance with the provisions of this bylaw; or
 - b) refuse the application, indicating the reasons for the refusal.
5. Every decision shall be in writing and a copy shall be sent to the applicant.
6. If the development or authorized land use is not commenced within 12 months of the date of development permit issuance, then the permit is deemed expired, unless a permit extension has been granted by the development officer.

3.6 Revocation of Decision

Where in the opinion of the Development Officer, an approved development is not being developed in accordance with the provisions of this bylaw, or with the standards and conditions specified in the development permit, the Development Officer may revoke or suspend the development permit and shall so notify the permit holder that the permit is no longer in force by the issuance of a stop work order. The development permit shall not be reissued or reinstated until all deficiencies have been corrected.

Where the Development officer is satisfied that a development, for which the permit has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this bylaw he/she may reinstate the development permit and notify the permit holder that the permit is valid and in force.

3.7 Development Appeals

1. A Development Appeals Board of the Town of Big River is appointed in accordance with Sections 26 and 213 to 227 of The Planning and Development Act, 2007.
2. 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 Big River.
3. Where an application for a DISCRETIONARY USE has been APPROVED by Council, WITH PRESCRIBED 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 Big River.
4. 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.
5. An application for a minor variance may be appealed to the Development Appeals Board of the Town of Big River in accordance with Sections 3.12(11) and (12).
6. A fee of \$50.00 shall be paid where an appeal is made to the Development Appeals Board.

3.8 Advertising of a Discretionary Use

Prior to making a decision on a discretionary use application, Council shall provide notice to the public in the following manner:

1. In the case of an application for a new home based business, by providing written notice to assessed owners of property having a common boundary with the applicant's land that is the subject of the application.
2. In the case of all other discretionary use applications, by providing written notice to owners of property having a common boundary and/or being located within a 75m radius from the applicant's land that is the subject of the application, and providing notice in one issue of a newspaper published or circulated in the Town of Big River.

In considering an application pursuant to 3.8, Council will provide an opportunity to any interested person(s) to make representation on the proposal, and shall take into account such representations in evaluating the suitability of the proposal or prescribing standards.

3.9 Application Fees

The following fees shall apply for processing applications:

1. Amendment of the Zoning Bylaw - Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to \$200, in addition to the costs associated with the public advertisement of the proposed amendment.
2. Discretionary Uses - The applicant shall pay to the municipality a fee equal to \$100, in addition to the costs associated with providing notice to the public.
3. Development Permits - An applicant for a development permit shall pay an application fee in accordance with the following:

Permitted principal use	- \$ 100.00
Permitted accessory use	- \$ 50.00
Minor variance	- \$ 50.00
Property zoning memorandum	- \$ 50.00

The application fees for a development permit shall be in addition to any fees for providing notice to the public as required in clauses 3.9 (1) and (2).

Home based business applications shall be addressed as a discretionary use application and is subject to the same application procedures and fees.

3.10 Enforcement, Offences and Penalties

1. In accordance with section 242(1) of The Planning and Development Act, 2007 the Development Officer may, at a reasonable time, and with the consent of the owner, operator, or occupant, enter any land, building, or premises for the purposes of inspection where the Development Officer has reasonable grounds to believe that any development or form of development on or in the land, building or premises contravenes any provision of the zoning bylaw.

If consent is not given by the owner, operator, or occupant, a justice of the peace or a judge of the Provincial Court of Saskatchewan may issue a warrant authorizing a development officer to enter the property in accordance with section 242.2.

Any steps to enforce the provisions of the zoning bylaw shall be followed as set out in *The Planning and Development Act, 2007*.

2. Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in The Planning and Development Act, 2007.

3.11 Contract Zoning

1. Council may enter into an agreement respecting the rezoning of land in accordance with the guidelines established by the Official Community Plan on contract zoning.
2. Council may in the agreement include:
 - a) a description of the proposal;
 - b) reasonable terms and conditions with respect to:
 - i) the uses of the land and buildings or forms of development;
 - ii) the site layout and external design including parking areas, landscaping, and entry and exit ways;
 - c) a time limit in which the development must occur in accordance with the agreement, otherwise the site will revert to the previous zoning classification; and
 - d) that on the rezoning of the land none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limit prescribed in the agreement
3. Council may require the payment of a performance bond to assure implementation of the agreement prior to entering into an agreement with a person.
4. A rezoning agreement will not be signed until the public has had an opportunity to examine the proposed rezoning through a public notice. Public notice and review will be in accordance with the procedure and public notification process provided in Part III, Division 3 of The Planning and Development Act, 2007. Final reading of the zoning bylaw will be subject to the signing of the agreement. The amendment of the zoning bylaw shall take effect upon registration of the caveat as contained in subsection 3.11(5).
5. As required by The Planning and Development Act, 2007, a caveat will be registered in the appropriate Land Titles Office against the lands affected by the agreement binding the owner of the land and future landowners to the agreement.
6. The Council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of land to which the agreement pertains:
 - a) vary the agreement;
 - b) enter into a new agreement; or
 - c) extend any time limit prescribed in an agreement.
7. The Council may declare a rezoning agreement void where:
 - a) any of the land or buildings is developed or used contrary to the provisions of the agreement; or
 - b) the development fails to meet a time limit prescribed by an agreement; and the land reverts to the district to which it was subject before rezoning.
8. Where the Council voids an agreement, it will:
 - a) give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the municipality; and
 - b) withdraw the caveat registered in connection with the agreement.
9. The symbol "C" will be attached to the appropriate zoning district in order to identify land that is zoned by an agreement.

3.12 Minor Variances to the Zoning Bylaw

1. An application may be made to the Development Officer requesting a variance to the minimum required setback of a building, structure, or part of a building, from a property line or another building on a lot, and such a request shall be accompanied by a written statement outlining the variance request and reasons in support of the application.
2. The Development Officer shall maintain a register as an appendix to the zoning bylaw of all minor variance applications.
3. The Development Officer may vary the requirements of the zoning bylaw subject to the following conditions:
 - a) a minor variance may be granted only for variation of the minimum required distance of a building from the lot line;
 - b) the maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the zoning bylaw;
 - c) the development shall conform to the zoning bylaw with respect to the use of land;
 - d) the relaxation of the zoning bylaw shall not injuriously affect neighbouring properties;
 - e) no minor variance shall be granted for a discretionary form of development, or in connection with an agreement on rezoning entered into pursuant to Section 69 of The Planning and Development Act, 2007.
4. On receipt of an application for a minor variance, the Development Officer may:
 - a) approve the minor variance;
 - b) approve the minor variance and impose terms and conditions on the approval
 - c) refuse the minor variance.
5. Where the Development Officer imposes terms and conditions on an approval pursuant to subsection (4), the terms and conditions shall be consistent with:
 - a) minimizing adverse impacts on neighbouring properties;
 - b) providing adequate separation between buildings for safety reasons; and
 - c) avoiding encroachment into adjoining property.
6. Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
7. Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.
8. The written notice required pursuant to subsection (7) shall:
 - a) contain a summary of the application for minor variance;
 - b) provide a reason for and an effective date of the decision;
 - c) indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
 - d) where there is an objection described in clause (c), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.
9. The written notice required pursuant to subsection (7) shall be delivered:
 - a) by registered mail; or
 - b) by personal service.

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10. A decision approving a minor variance, with or without terms and conditions, does not take effect:
 - a) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed;
 - b) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

 11. If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the municipality respecting the approval of the minor variance within the time period prescribed in subsection (10), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
 - a) of the revocation of the approval; and
 - b) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.

 12. If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

4. General Regulations

4.1 All Zoning Districts

The following regulations shall apply to all zoning districts in this bylaw.

4.1.1 Licenses, Permits, and Compliance with Other Bylaws

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 Big River or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Town of Big River. Where provisions of this bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

4.1.2 Geotechnical Analysis Required

If a proposed development is to be located on a lot or lots that may be subject to flooding, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, the Development Officer shall require that, as a condition of the issuance of the development permit, a geotechnical report be completed and approved by a Registered Engineer in the Province of Saskatchewan. The report must indicate the suitability of the lot or lots for development, any remedial measures that may be required to ensure the natural resource base is not irreparably altered and also, identify safe building sites. Remedial measures may be specified as conditions to the issuance of a development permit.

Lots that are located on the fringe of an environmentally sensitive area shall require the same as above, unless the Registered Engineer determines and formally reports that a complete report is not a necessity.

4.1.3 Land Unsuitable for Development

If the Council is of the opinion that the land is subject to flooding, slumping, earth movement or other instability or is otherwise unsuitable or hazardous for the proposed use, or where, owing to poor natural drainage, steep slopes, or other similar features, the cost of providing a road would, in the opinion of the Council, be prohibitively expensive or difficult to maintain, Council may prohibit such development.

4.1.4 Heritage Resources

Saskatchewan Ministry of Culture and Sport, Heritage Branch identifies the existence of heritage-sensitive lands, as well as lands that have not yet been screened for heritage sensitivity throughout the province. Within the municipal boundaries of Big River, and the areas outside of the existing Town limits that are identified for potential future development. Before development takes place in these areas, the Heritage Resource Branch must be consulted to determine if a Heritage Resource Impact Assessment is required. An approval from the Heritage Resource branch shall be required as part of a development application.

4.1.5 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 set-back or side yard or rear yard required by this bylaw, the building may be enlarged, repaired or renovated provided that:

1. The enlargement, repair or renovation does not encroach onto the required front, side, or rear yard that does not conform to this bylaw;
2. All other applicable provisions of this bylaw are satisfied; and
3. Such changes must be approved by Council.

4.1.6 Building Lines

Where a front building line in any district has been established by existing buildings in a block, and is less than the specified front yard requirement, new construction must conform to the current specified setbacks unless Council, by bylaw, permits conformation to the original established building line.

4.1.7 Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, community centres, recreational centres, nursing homes, senior citizen homes, dwelling unit groups. Such exemptions shall be located on the site in such a manner that the future subdivision of the site is not precluded.

4.1.8 Buildings 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 exempted by this bylaw.

4.1.9 Servicing of Principal Buildings

All principal buildings constructed or moved onto a site serviced by the municipal water distribution or sewage collection system shall be connected to such services.

4.1.10 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.

4.1.11 Grading and Levelling of a Lot

Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage, which shall not adversely affect the natural drainage or adjacent property, in accordance with the requirements of the Town of Big River.

4.1.12 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 veranda having a maximum projection from the main wall of 1.8 meters (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 meters (2 feet) or less.

4.1.13 Waste Disposal

Subject to the Acts and Regulations administered by the Health Region and Ministry of the 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.

4.1.14 Non-Conforming Uses and Non-Conforming Buildings

Any lawful use of land, existing building or building lawfully under construction at the date of approval of this Bylaw, although such use or building may not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 88 to 93 inclusive of the Act.

4.1.15 Non-Conforming Structures and Lots and Metric Conversion

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 and is reasonably equivalent to the metric standard herein established.

4.1.16 Discretionary Uses

The following uses may be located in any zoning district by a resolution of Council and only in locations specified in such resolution of Council. Such resolution shall specify the regulations governing the site, in conformance with the regulations for the district the site is located in.

- a) Undertaking Establishments
- b) R.C.M.P. Detachments
- c) Cemeteries
- d) Neighborhood Confectionaries
- e) Service stations or car washes on sites in the CI - Commercial District abutting a provincial highway.

4.1.17 Standards Applicable to Discretionary Uses

4. Sites shall be landscaped to maintain the character and amenity of the neighbourhood.
5. Adequate on-site parking shall be provided and maintained.
6. Outdoor storage shall be suitably screened from adjacent properties and streets.
7. Adequate receptacles for refuse and litter shall be supplied.
8. No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines.
9. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.

4.1.18 Satellite Dish, Radio Tower or Television Antenna for Personal Use

The installation and operation of a freestanding satellite dish, radio tower or television antenna and its supporting structure intended for personal use is permitted in all zoning districts provided that such structures is not located in any front yard or in the case of a corner lot, in any portion of the rear yard which is within 3 m (9.8 ft.) of the side lot line adjacent to a flanking street.

4.1.19 Storage – Commercial Districts

Permanent or long-term placement of trailer coaches in C districts shall not be allowed and no business may be permitted to use a trailer coach as part of their commercial operation. Short term placement, or temporary storage, of trailer coaches on C lots, may be permitted for a specified time period at council's discretion, if they believe that there will be no negative impact on the visual attractiveness, objectives or policies of the C district.

4.1.20 Storage – Residential Districts

1. In any residential district, only outdoor storage incidental to the principal use shall be permitted.
2. No outdoor storage shall be permitted in the required front or side yard of any residential lot. Unlicensed or seasonal vehicles may be stored in a rear yard.
3. No yard shall be used for the storage of machinery.
4. The storage of septic trucks shall not be permitted within Residential districts.

4.1.21 Shipping Containers – All districts

1. Shipping containers shall be prohibited in all districts except the Industrial district.
2. Shipping containers shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with site requirements for accessory buildings for the applicable zoning district.
3. Shipping containers shall:
 - a) be properly anchored and maintained in good repair;
 - b) be sandblasted and repainted to a neutral colour prior to their placement, above grade, on a site;
 - c) be located a minimum of 3.0 meters from, and behind the rear wall of, the principal building; and
 - d) meet the requirements of the National Building Code as applicable.
4. The cumulative maximum floor area of shipping containers, to a total maximum of six containers, shall not exceed more than 50% of the gross floor area of the principal structure except in the case of approved development permits for Transfer Yards utilizing shipping containers.
5. Notwithstanding subsection (4), shipping containers shall be appropriately screened from the general public in the vicinity.
6. Shipping containers shall be located in the side or rear yard only. They shall not project beyond the building front line of the primary building.
7. Shipping containers shall be kept clean, level, maintained, and placed in an orderly manner. Application for a development permit to place shipping containers must occur prior to relocation to the site and must include photos of the shipping container.
8. Shipping containers shall not be used as human habitation.

9. Shipping containers shall not block, obstruct, or reduce exits, windows, parking spaces, or driveways.
10. Shipping containers shall not be used for the purpose of screening or fencing
11. Shipping containers are prohibited from being plumbed in any manner.
12. Shipping containers shall not be stacked on top of one another.
13. Notwithstanding subsection (1), shipping containers may be temporarily placed on a site in any district:
 - a) during active construction on a site where the shipping container is used solely for the storage of supplies and equipment that are used for construction operations on site, provided that a valid building permit has been issued for construction, and provided that the shipping container is removed from the site upon completion of construction; or,
 - b) for the purpose of loading and unloading of items associated with the principal use for a period of not more than 10 days in any six month period. The Development Officer may grant one extension of up to 10 days for large-scale projects.
14. When placed on a site pursuant to subsection (13), the shipping containers shall:
 - a) be located so as not to create a safety hazard;
 - b) not be placed on a public right-of-way or dedicated lands; and
 - c) not be located within 1.2 meters of the interior edge of a sidewalk.

4.2 Residential Districts

4.2.1 Projections in Yards

The following projections into yards may be permitted subject to the setback requirements of the National Building Code regarding fire safety (9.10.14, Spatial Separation Between Buildings):

1. Front Yards

The following features may project into a required front yard:

- a) construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, fire escapes and similar non-structural alterations may project to a maximum projection of 0.6 m (2 ft.);
- b) unenclosed decks, cantilevered balconies, verandas, porches and steps to a maximum projection of 1.8 m (6 ft.); a satellite dish, radio tower or television antenna where attached to a principal dwelling to a maximum projection of 0.6 m (2 ft.).

2. Rear Yards

The following features may project into a required rear yard:

- a) cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 0.6 m (2 ft.);
- b) a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 m (2 ft.).

3. Side Yards

The following features may project into a required side yard:

- a) for semi-detached dwelling, townhouses, or multiple unit dwellings no side yard shall be required where dwelling units share a common party wall.
- b) the following features may project into a required side yard:
 - i) bay windows, window boxes and sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 m (2 ft.); and
 - ii) cantilevered construction of fire escapes, chimney chases, bow windows, bookcases, built in cabinets, balconies, and canopies to a maximum projection of 0.6 m (2 ft) provided that the total area of all cantilevered features shall not exceed 2.5 m² (27 ft²) per floor level;
- c) unenclosed decks no higher than 0.6 m (2 ft.) above the finished grade may project up to 0.6 m (2 ft) to the side property line.
- d) no projections shall be permitted within a side yard required for vehicular access or parking where any portion of the said projection would be at an elevation lower than 2.5 m (8.2 ft.) above the finished grade elevation measured at the corresponding side wall of the building.
- e) a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of .61 m (2 feet).

4. Wheel Chair Ramps

A wheelchair ramp may encroach into any required yard.

4.2.2 Accessory Uses, Buildings, and Structure

1. In all Residential Districts the following regulations shall apply to uses, buildings and structures including private garages, which are accessory and detached from the principal dwelling:
 - a) Front Yard: the specific zoning district shall apply
 - b) Side yard: 1.0 m (3.28 ft.)
 - In the case of a corner lot where access is obtained from a flankage street to a private garage, then 3 m (9.8 ft) is required.
 - c) Rear yard: 1.5 m (4.9 ft.)
 - d) Height: 6 m (19.5 ft)
2. Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.
3. The following structures are allowed in a required yard and are not subject to setback regulations, except where a sight triangle is required:
 - a) in all yards: sidewalks, uncovered driveways, lighting fixtures, and lamp posts.
 - b) in rear yards; in addition to the structures listed in clause (a) above, recreation equipment, laundry drying equipment, and garbage stands.
4. Accessory rooming units are not allowed in residential districts.

4.2.3 Fences and Hedges

Fences may be constructed or hedges and shrubs grown, along a lot line only in conformance with the following regulations:

1. No wall or fence located along any side or rear lot line, shall exceed 2 m (6.5 ft.) in height.
2. No wall or fence located along any lot line in any required front yard, shall exceed 1 m (3.3 ft.) in height.
3. In the case of a corner lot, no wall, fence, hedge, shrub or tree shall exceed 1 m (3.3 ft.) in height, measured above the grade of the streets that abut the lot or site, in an intersection sight triangle.

4.3 Commercial and Industrial Districts

4.3.1 Projections in Yards

In any Commercial or Industrial District, where minimum front or rear yards are required, such minimum requirement shall not apply to prevent the construction or location of chimney chases, fire escapes, steps, eaves and gutters of 0.6 m (2 ft.) or less. Projections shall not extend outside the property boundaries or onto Town or neighbouring property.

4.3.2 Fences and Hedges

Fences, hedges and shrubs planted in Commercial or Industrial Districts shall comply with the following regulations:

1. Except where required for screening, a fence, hedge or shrub (excluding trees) shall not exceed 3 m (9.8 ft.) in height.
2. In the case of corner lots, no fence, hedge, shrub, or tree shall be placed so as to create a visual obstruction in a sight triangle.
3. In the case of a corner lot, no wall, fence, hedge, shrub or tree shall exceed 1 m (3.3 ft.) in height, measured above the grade of the streets that abut the lot or site, in an intersection sight triangle.

5. Special Provisions

This section addresses special provisions and specific development standards that apply to a development where allowed as a permitted or a discretionary use in a zoning district. Where there are special provisions for a specific use and that use is a discretionary use, the specific regulations and development standards applicable to discretionary uses shall apply.

5.1 Discretionary Uses

In approving a discretionary use, Council may prescribe specific development standards intended to minimize land use conflict related to:

1. nature, size, shape, elevation and surface drainage of the site;
2. size, shape and arrangement of buildings;
3. access and traffic patterns for persons and vehicles;
4. type and volume of vehicle traffic;
5. off-street parking and loading;
6. safeguards to prevent noise, glare, dust and odour;
7. landscaping;
8. screening and fencing; and
9. lighting and signs.

5.2 Bed and Breakfast Lodging

Bed and breakfast lodging, where allowed in a specific district, shall be subject to the following development standards:

1. Bed and breakfast lodging shall be located in a single detached dwelling used as the operator's principal residence and shall comply with the relevant lot requirements.
2. Bed and breakfast lodging shall be licensed by the Health Region and meet the requirements of the Tourist Accommodations Regulations and Fire Commissioner. The operator shall provide council with a copy of the license or permit documents.
3. A maximum of three guest bedrooms shall be permitted in a dwelling operating as bed and breakfast lodging.
4. 1 off-street parking space shall be provided for every lodging room.
5. One non-illuminated window or wall sign having a maximum facial area of 1.0 m² (10.8 ft²) advertising the bed and breakfast lodging is permitted.
6. Council may apply special standards as a condition of approval, limiting the number of bedrooms that may be used in conjunction with a bed-and-breakfast operation.

5.3 Home Occupations

Home occupations, where allowed in a residential district, shall be subject to the following development standards:

1. Home occupations shall be conducted entirely within the dwelling and shall not be permitted in any accessory building. Home occupations shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour, which would be disruptive to the surrounding residential uses.
2. Home occupations shall not result in undue increased traffic or parking requirements in the residential area.
3. Home occupations shall not have any exterior display or storage of materials and no exterior variation from the residential character of the residence or its accessory building.
4. Persons employed in the home occupation shall be full time residents of the dwelling.
5. No more than 25 percent of the gross floor area of the principal building shall be used for the home occupation.
6. No external evidence of such home occupation is permitted except for a business or professional sign or notice not exceeding 0.093 sq m (1 sq ft).

5.4 Home Based Businesses

Home based businesses, where allowed in a residential district, shall be subject to the following development standards:

1. Home based businesses may be located in dwelling used as the owners own residence or in a building accessory to the dwelling.
2. Home based businesses shall be conducted entirely within the dwelling or accessory building.
3. Home based businesses shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour, which would be disruptive to the surrounding residential uses.
4. Home based businesses shall not result in undue increased traffic or parking requirements in the residential area.
5. Other than one permitted business sign of not more that 1.0 m² (10.75ft²), the home based business shall not have any exterior display or storage of materials and no exterior variation from the residential character of the residence or its accessory building.
6. No more than one person, other that the residents of the dwelling, shall be employed in the home based business.
7. All permits issued for home based businesses shall expire upon the ceasing of operation of the business, or where the person issued the home based business permit relocates.

5.5 Service Stations and Gas Bars

Service stations and gas bars, where allowed in a specific zoning district, shall be subject to the following development standards:

1. Service stations shall have a minimum frontage of 30m (98.4 ft)
2. When service stations occupy a corner site, only one access point shall be located on the flanking street
3. Fuel pumps and other accessory equipment shall be located at least 6 m (19.7 ft.) from any street or lot line.
4. All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council, except those sites Zoned Industrial.
5. All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles.
6. The arrangement of the proposed structure on the site shall be designated to reduce conflict with adjoining uses.
7. The access to the site shall be designed to reduce conflict with other vehicular and pedestrian traffic.
8. Any specific development standards imposed related to landscaping, screening, open spaces, parking and standing areas for vehicles shall be designed to reduce conflict with adjoining land uses and to ensure adequate areas for vehicles on the property.
9. The storage of fuel shall meet all provincial regulations.

5.6 Personal Care Homes

A personal care home shall be subject to the following development standards where developed in a single detached dwelling in a residential area:

1. The personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood.
2. A personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the district in which it is located.
3. The operator of the personal care home shall be a permanent resident of the dwelling licensed as a personal care home.
4. A maximum of two personal care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.
5. The maximum number of special care residents allowed in a personal care home shall be 5 residents.
6. Any changes resulting in the increase in the number of special care residents approved for the home, or an increase in the area devoted to a personal care home, shall require a new development permit for a discretionary use.
7. One non-illuminated window or wall sign having a maximum facial area of 0.2 m² (2.15 ft²) advertising the personal care home is permitted.
8. Parking shall be subject to the requirements of section 7.2.1, Off-Street Parking.

5.7 Dwelling Unit Groups

Dwelling unit groups, where permitted or approved in a residential district, shall be subject to the following development standards:

1. All parking areas, private garages, or vehicular access to unit or site within a dwelling unit group shall be from a roadway which is common property internal to the parcel.
2. All dwelling unit groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of emergency.
3. The following criteria will be applied when considering applications for a development permit for a dwelling unit group:
 - a) The size and location of the development will be consistent with the capacity of the street system to handle the development. The development will not cause excessive traffic to pass through existing low density residential area
 - b) Building separations shall meet the standards of the National Building Code

See [Bylaw Amendment 2018-04](#) adding subsection 5.8 Campgrounds (Seasonal or Tourist), see next 3 pages

2. **Section 5. Special Provisions** is amended to add subsection

5.8 Campgrounds (Seasonal or Tourist)

- (1) The applicant for a development permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- (2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 2 metres in width, which shall:
 - (a) have a minimum width of not less than 2 metres, which shall contain no buildings or structures, except for a fence to a maximum height of 2 metres, provided it is located on the exterior boundary of the buffer area; and
 - (b) not contain any roads, except those which connect a public roadway to the road system within the campground or tourist camp.

Amendment continued on next 2 pages

- (3) A site for each recreation vehicle and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square metres and shall not exceed 300 square metres in area with its corners clearly marked.
- (5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- (6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (7) Each recreation vehicle shall be located at least 4.5 metres from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- (8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 meters in width. No portion of any site, other use or structure shall be located in any roadway.
- (9) A campground or tourist camp may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- (10) *The Public Health Act*, and regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds.
- (11) Privacy fences may be utilized in areas where natural vegetation does not provide privacy and shall be kept in good state of repair so as not to become unsafe, unsightly or a fire hazard. Tarps (canvas, poly, plastic) shall not be used as a privacy fence.
- (12) Parking of vehicles is prohibited on roadways. Campsites shall have adequate space to accommodate at least One (1) vehicle where the raised patio/deck is 100 square feet or less; or Two (2) vehicles where the raised patio/deck is over 100 square feet.
- (13) Construction of verandahs, trailer hoods and pole structures on sites is prohibited.
- (14) The campground operator may designate sites for seasonal use for recreational vehicles. On such seasonal sites the following shall be permitted only if the designated site size will accommodate such structures and not impede campsite parking requirements:
 - (a) Raised patios, decks, sidewalks not more than 0.4 metres above grade level as measured at the outside edge of the patio, deck or sidewalk shall be permitted on a site and constructed in a fashion that does not prohibit a recreational vehicle from being hooked up and moved out without effort. Permits shall not be required from the municipality for decks that comply with the said regulations and shall be regulated by the campground operator.

- (b) One accessory building no larger than 9.3 square metres, with walls not exceeding 2.5 metres and a roof peak not exceeding 3.67 metres shall be permitted where the site area will accommodate. An accessory building shall not abut the recreational vehicle, shall be located at least 4.5 metres from any accessory building or recreational vehicle located on the adjacent site and have a finished exterior. Where the accessory building is of metal or self-extinguishing vinyl construction the accessory building may be located at least 1.5 metres from any accessory building or recreational vehicle located on the adjacent site and shall be regulated by the campground operator.
- (c) One barbeque shelter no larger than 9.3 square metres with walls not exceeding 2.5 metres and a roof peak not exceeding 3.67 metres.
- (15) The owner/operator of the campground is responsible to carry fire insurance and will be responsible for any fire charges associated with the property.
- (16) Each campground development shall have two legal accesses to create an alternative route in case of emergencies.

6. Sign Regulations

6.1 The Need for a Sign Permit

1. Except as otherwise provided, a sign permit is required for erecting, enlarging, changing or structurally altering a sign. A sign shall not be erected, altered, enlarged or maintained upon any property, lot or street in any district, by any person, except in conformity with the regulations outlined in the following sections.
2. The provisions of these regulations shall not be construed as to limit or interfere with the erection and maintenance of signs on public streets, public lanes or public places of signs which are designed and intended for the safety or protection of the health and general welfare of the public, which are essentially for the maintenance and protection or efficient operation of public service and public property or which are primarily intended for direction of the public and identification of establishments or places of public service which are clearly not operated for the purpose of gain.
3. A sign permit is not required for the following, however, general regulations must be complied with where applicable:
 - a) Government signs where signs erected by a duly constituted government body or organization is for the purpose of providing information by:
 - i) a public service by the Town;
 - ii) an agency supplying a public utility;
 - iii) the Provincial or Federal Government; and
 - iv) a committee or local authority established by the Town.
 - b) Directional signs having a maximum facial area of 1 m² (10.76 ft²).
 - c) Temporary signs comprised of:
 - i) Display window signs located on the surface of, or inside display windows, lighted only by building illumination.
 - ii) Event signs which are unlighted signs having a maximum facial area of 3 m² (32.3 ft².) displayed on private property and limited to one per each premise, announcing a campaign, drive or event of a civic, philanthropic, educational, or religious organization, to be removed within one (1) day after the event.
 - d) Construction signs subject to the following regulations:
 - i) two signs on the premises are permitted; and
 - ii) the maximum sign facial area shall be 7.5 m² (80.73 ft²) for each sign permitted on site. These signs must be removed within 14 days after the building is occupied.
 - e) Real estate signs - one unlighted sign having a maximum facial area of 1.0 m² (10.8 ft²).
 - f) Address designation signs - signs that denote a numerical civic address or occupant having a maximum facial area of 0.6 m (6.5 ft²), and when illuminated, shall be continually lit.
 - g) Tenant identification signs - signs located inside a building including tenant identification inside an enclosed shopping centre.
 - h) Election signs
 - i) Banners

6.2 General Regulations

1. No sign shall be located in any manner that would visually obstruct or jeopardize the safety of others.
2. Signs shall not interfere with traffic signs or lights, public utilities, landscaping or street furniture.
3. Where intermittent lights are deemed to be a safety hazard by Council or a duly appointed police officer for the Town, such lights shall be converted to a steady source of illumination.
4. Where signs are to be placed adjacent to a provincial highway, they shall be subject to Saskatchewan Highways and Transportation regulations where applicable.
5. No more than one permanent sign is permitted on the premises
6. 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
7. No sign shall have a facial area exceeding 0.4 sq m (4 sq ft). Larger signs are permitted only by resolution of Council.

6.3 Sign Regulations for Residential Districts

The following regulations shall apply to signs allowed in any Residential District:

1. One wall sign is permitted for a dwelling having a maximum facial area as follows:
 - a) multiple unit dwellings – 0.2 m² (2 ft²); and
 - b) all other dwellings - 0.2 m² (2 ft²).
2. Free-standing signs shall be located at least 3 m (9.8 ft.) from any lot line and not be located in a sight triangle.
3. One real estate sign not exceeding 1.5 m² (16.1 ft²) in area to a maximum height of 2.5 m (8.2 ft) in height.
4. All signs shall be located wholly within the lot and shall not create visual obstructions or jeopardize public safety.
5. In the case of a home based business, an additional permanent sign is permitted in a window of the dwelling or attached to the building
6. Home occupations are permitted a business or professional sign or notice not exceeding 0.093 sq m (1 sq ft).

6.4 Commercial and Industrial Districts

6.4.1 Permitted Signs

The following regulations shall apply in any Commercial District or Industrial District:

1. No more than 2 signs are permitted on the premises
2. Advertising signs in Commercial and Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent.
3. Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
4. All signs shall provide a minimum clearance of 2.5 m (8.2 ft.) between the bottom of the sign and a street or sidewalk.
5. All signs shall be located wholly within the lot lines of the lot in which they are located, except for signs located within the C1 – Core Mixed Use Commercial District, or for billboard signs and converted vehicle and trailer signs.
6. Signs shall be located a minimum distance of 1 m (3.3 ft.) from any lot line
7. Specific sign regulations are as follows:
 - a) except as may be permitted by the Development Officer, a sign shall not be located or encroach onto a public roadway, boulevard, or sidewalk.
 - b) the maximum height of a sign shall be 6 m (19.7 ft.) above the ground.
 - c) the maximum sign facial area shall not exceed 1.2 m² (13 ft²) for A-Board signs and 3.4 m² (36 ft²) for all other signs.
 - d) Each sign may be double-faced

6.4.2 Billboard Signs

Billboard signs may be allowed at Council's discretion in a Commercial, Arterial Commercial, Industrial, or Future Development Districts.

1. The billboard sign face height regulations shall be as follows:
 - a) maximum single face area - 18 m² (193.75 ft²)
 - b) maximum total face area - 36 m² (387.520 ft²)
 - c) maximum number of faces - 2
 - d) double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction.
 - e) maximum height above grade - 12 m (39.37 ft.)
2. No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary.
3. Council may place special conditions on the location of the billboard on a site to protect the clear view of an intersection or a highway approach, or other directional and informational signs.

7. Off-Street Parking and Loading Regulations

7.1 General Regulations

1. No person within any district shall erect, enlarge, substantially alter, or extend any building permitted under this Bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with such development.
2. When the intensity of use of any building or use is increased by the addition of dwelling units, floor area, seating capacity or other unit of measurement, as specified for required parking and loading facilities, the number of parking and loading spaces shall also be increased in conformance with the provisions of this Bylaw.
3. Whenever the existing use of a building is changed the parking and loading spaces shall be provided as required for the new use; however, if the said building or structure was erected prior to the effective date of this Bylaw, additional parking and loading spaces are required only by the number that the requirements for the new use exceed those of the existing use.
4. For any conforming or legal non-conforming building or use which is in existence on the effective date of this Bylaw, that is damaged by fire, collapse, explosion, or other cause to the extent of 50 percent or more of its assessed value and such building is reconstructed, repaired or re-established, off-street parking and loading facilities shall be provided in accordance with this Bylaw.

7.2 Off-Street Parking

1. Off-Street parking shall be provided in accordance with the following schedule and regulations:

Land Use

**Minimum Number of Parking Spaces
 Required**

Residential & Mobile Home

- single detached 1
- semi-detached and duplex 1 per dwelling unit
- mobile home 1 per dwelling unit
- multiple unit 1 per dwelling unit
- dwelling unit groups 1 per dwelling unit
- bed and breakfast lodging 2, & 1 additional space per guest bedroom
- personal care home 2

Institutional

- elementary school 1 per staff member
- High School 1 per staff member, & 3 spaces for each classroom
- special care & nursing home 1 per 5 beds, plus 1 for every 4 employees
- community centre, auditorium, places of worship, library, cultural institution 1 per 4 seats provided for patrons
- Other 1 space for each 8.5 m² (191 ft²) of floor space

Recreational

- theatre 3 per every 10 seats provided for patrons
- arena, curling rink 5 per sheet of ice
- billiard hall 1 for every 70 m² (753 ft²) of gross floor area
- bingo hall 1 per 3 seats provided for patrons

Commercial

- Office - business, professional, administrative 1 for every 18.5 m² (200 ft²) of gross floor area
- Retail Store 1 for every 18.5 m² (200 ft²) of gross floor area
- Restaurant, Cafe, Licensed Dining and Beverage Room 1 per 4 seats provided for patrons
- Clubs and Lodges 1 per 3 members or patrons
- Hotel, Motel 1 per each 2 guest room or unit
- Lumber Yard, Home Improvement Centre 1 for every 70 m² (753 ft²) of gross floor area
- Industrial and Manufacturing Plants 1 for every 70 m² (753 ft²) of gross floor area
- Warehousing 1 for every 90 m² (969 ft²) of gross floor area
- Other 1 for every 27.5 m² (296 ft²) of gross floor area

Industrial

- All main buildings and uses 1 for each 27.5 m² (296 ft²) of gross floor area, or 1 space for each 3 employees, whichever is greater.

2. Required off-street parking spaces in any C Commercial or Industrial District may be located on a separate lot that is within a convenient walking distance to a maximum of 152 m (500 ft.) of the principal building or use, provided such spaces are located within a Commercial or Industrial District.
3. Where the necessary off-street parking space is provided on a lot that is separate from the principal use, there shall be recorded in the office of the Development Officer a registered agreement between the municipality and the owner of the lot on which the parking is to be located. The agreement shall be binding on the said owner and his or her heirs and successors restricting the use of the said lot for the purposes of off-street parking so long as the main use or building for which the parking is provided exists; and a caveat based on the agreement shall be registered against the said lot by the municipality.
4. Parking spaces required in any residential district may be located within 100 meters (300 feet) of the main building or use, provided such spaces are located in a Residential District
5. Commercial lots may provide required parking in their rear and/or side yard.

7.3 Payment of Cash-In-Lieu of Required Off-Street Parking

1. Pursuant to The Planning and Development Act, 2007 the Development Officer may exempt any person who is required to provide off-street parking in a Commercial District from the requirement of providing the off-street parking facilities, where, in lieu thereof, he pays or agrees to pay the municipality the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required by an assessment of \$2,000 times the general mill rate for that year and that the entire payment in lieu thereof shall be adequate for the duration of the existence of the building on the site.
2. The payment of cash-in-lieu of providing off-street parking shall satisfy the off-street parking requirement for the existence of the building on the lot except where the intensity of the use is increased or where the use is changed requiring additional off-street parking. Money paid as cash-in-lieu of off-street parking will not be refunded where the intensity is decreased or the use is changed requiring less off-street parking spaces or cash paid in lieu.
3. A person who pays, or agrees in writing to pay the required sum in lieu of providing off-street parking facilities and the buildings or structures in respect of which such payment is to be made, shall be treated as having met the off-street parking regulations.
4. All such sums of monies shall be paid to the municipality prior to the issuance of a development and/or building permit.

7.4 Off-Street Loading

1. In any Industrial or Commercial District where the use of a building or lot involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading or unloading shall be provided on the lot in conformity with the following regulations:

<u>Gross Floor Area</u>	<u>Number of Spaces</u>
90 m ² to 1,300 m ² (969 ft. ² to 13,993 ft. ²)	1
Over 1,300 m ² to 2,500 m ² (over 13,993 ft. ² to 26,910 ft. ²)	2
Over 2,500 m ² (over 26,910 ft. ²)	2 plus 1 additional space for each 6,500 m ² (69,965 ft. ²) over 2,500 m ² (26,910 ft. ²)

2. All off-street loading spaces shall be located on the lot and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.

8. Zoning Districts and Zoning Map

8.1 Classification of Zoning Districts

For the purpose of this bylaw, the Town of Big River 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 symbol.

<u>Districts</u>	<u>Symbols</u>
Residential – Low Density	R1
Residential – Medium Density	R2
Residential – Higher Density	R3
Core Commercial District	C1
Arterial Commercial District	C2
Community Service District	CS
Industrial District	ID
Park & Open Space	P
Lakeshore	LS
Future Development	FD

8.2 The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 2015 - 02" adopted by the Town of Big River signed by the Mayor and 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.

8.3 Boundaries of Zoning Districts

The boundaries of such districts referred to together with an explanatory legend, notation and reference, are shown on the map entitled, "Zoning District Map". Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality. In un-subdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the map.

8.4 Zoning District Schedules

The following are uses or forms of development allowed within a Zoning District, along with regulations or standards which apply.

9. R1 – Low Density Residential District

The purpose of this district is to provide for low density residential development as primarily single detached dwellings along with compatible community service, and minimal discretionary uses..

9.1 Permitted Uses

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

1. Single Detached Dwellings
2. RTM homes
3. Places of worship, religious institutions
4. Parks, playgrounds and sports fields

9.2 Discretionary Uses

The following are discretionary uses in the R1 – Residential District:

1. Semi-Detached Dwellings
2. Modular homes
3. Mobile homes (where an existing mobile home is being replaced)
4. Dwelling Unit Groups
5. Boarding, lodging, rooming houses
6. Lodges and Social Centres
7. Senior Citizen Care Homes
8. Day care centres
9. Family child care homes
10. Personal care homes
11. Hospitals, sanitarium, clinics, ambulance service providers
12. Library, cultural institutions
13. Government offices
14. Fire Halls
15. Home based businesses subject to the requirements of Section 5.4
16. Home occupations
17. Bed and Breakfast establishments, subject to the requirements of Section 5.2.

9.3 Accessory Uses

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

9.4 Regulations – Minimum Development Standards

1. Single Detached Dwelling

Lot area:	464 m ² (4,994.4 ft ²)
Lot frontage:	rectangular lots - 15 m (49.2 ft.); non-rectangular lots - 12 m (39.4 ft.)*
Yard, front:	6.0 m (19.7 ft.)
Yard, rear:	7.5 m (24.6 ft.)
Yard, side:	1.22 m (4.0 ft.)**
Lot Coverage max.:	50%
Dwelling Size:	65 m ² (700 ft ²)
Building Height:	10.5 m

* a minimum width of 14m at the front yard setback distance of 6.0 m.

** a corner lot where access to a garage is obtained from a flankage street, the minimum side yard shall be 3 m (9.8 ft.)

2. For other uses, the regulations of the R2 - Residential District shall apply

9.5 Signs

Section 6 regulations shall apply in the R1 - Residential District.

9.6 Storage

Subsection 4.1.20 requirements shall apply in the R1 - Residential District.

10. R2 – Medium Density Residential District

The purpose of this district is to provide a broader range of low and medium density residential development along with compatible recreational, institutional, and public works uses.

10.1 Permitted Uses

The following are permitted uses in the R2 – Residential District:

1. Semi-Detached Dwellings
2. Triplex, Fourplex, Fiveplex
3. Mobile homes
4. Dwelling Unit Groups
5. Street Townhouses (3-5 unit)
6. Parks, playgrounds and sports fields
7. Public utilities (excluding offices, warehouses and storage yards)
8. Places of worship, religious institutions
9. Schools, educational institutions

See [Bylaw Amendment 2017-08](#) adding **Single Detached Dwellings, RTM homes, and Modular homes as permitted use.**

10.2 Discretionary Uses

The following are discretionary uses in the R2 – Residential District:

1. ~~Single Detached Dwellings~~
2. ~~RTM homes~~
3. ~~Modular homes~~ **For 1 - 3: See [Bylaw Amendment 2017-08](#) (these are now permitted uses)**
4. Boarding, lodging, rooming houses
5. Lodges and Social Centres
6. Senior Citizen Care Homes
7. Day care centres
8. Family child care homes
9. Personal care homes
10. Hospitals, sanitarium, clinics, ambulance service providers
11. Library, cultural institutions
12. Government offices
13. Fire Halls
14. Home based businesses subject to the requirements of Section 5.4
15. Bed and Breakfast establishments, subject to the requirements of Section 5.2.

10.3 Accessory Uses

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

10.4 Regulations – Minimum Development Standards

1. Single Detached Dwelling, Modular Homes and RTM Homes

Lot area:	464 m ² (4,994.4 ft ²)
Lot frontage:	rectangular lots - 15 m (49.2 ft.); non-rectangular lots - 12 m (39.4 ft.)*
Yard, front:	6.0 m (19.7 ft.)
Yard, rear:	7.5 m (24.6 ft.)
Yard, side:	1.22 m (4.0 ft.)**
Lot Coverage max.:	50%
Dwelling Size:	65 m ² (700 ft ²)
Building Height:	10.5 m

* a minimum width of 14m at the front yard setback distance of 6.0 m.

** a corner lot where access to a garage is obtained from a flankage street, the minimum side yard shall be 3 m (9.8 ft.)

2. Semi Detached Dwelling (per dwelling unit)

Lot area:	555 m ² (5,974 ft ²)
Lot frontage:	9.0 m (29.5 ft.)
Yard, front:	7.5 m (24.6 ft.)
Yard, rear:	7.5 m (24.6 ft.)
Yard, side:	1.2 m (3.9 ft.)*
Lot Coverage max.:	60%
Dwelling Unit Size:	60 m ² (646 sq ²)

* a corner lot where access to a garage is obtained from a flankage street, the minimum side yard shall be 3 m (9.8 ft.)

3. Mobile Home dwelling

Lot area:	370 m ² (4,000 ft ²) Single 465 m ² (5,000 ft ²) Double
Lot frontage:	12.0 m (40.0 ft.) Single, with lane 15.0 m (50.0 ft.) Double, & Single without lane
Yard, front:	4.5 m (15 ft.)
Yard, rear:	3.0 m (10.0 ft.), accessory building 1.5 m (5 ft) from lane
Yard, side:	1.0 m (3.28 ft.)
Lot Coverage max.:	50%

-All mobile homes shall have CSA certification.

-All mobile homes shall be 'skirted' from the floor level to the ground level.

4. Places of Worship and Day Care Centres

Lot area:	600 m ² (6,458 ft ²)
Lot frontage:	15 m (49 ft)
Yard, front:	7.5 m (24.6 ft.)
Yard, rear:	5.0 m (16.4 ft.)
Yard, side:	3 m (9.8 ft.)

5. All Other Uses (except public utilities)

Lot area:	600 m ² * (6,458 ft ²)
Lot frontage:	15 m* (49 ft.)
Yard, front:	7.5 m* (24.6 ft.)
Yard, rear:	5.0 m* (16.4 ft.)
Yard, side:	2.5 m** (8 ft.)**
Lot Coverage max.:	50%

* no minimum requirements for parks, playgrounds, sports fields and public works

** where the side lot line abuts a street or lane 4.5 m (14.8 ft.) is required.

6. Street Townhome Dwellings (3-5 units)

Lot area:	200 m ² (2,153 ft ²) per unit
Lot frontage:	6.0 m (19.7 ft) per unit
Yard, front:	3.05 m (10.0 ft.)
Yard, rear:	6.0 m (19.7 ft.)
Yard, side:	1.9m (6.0 ft.)
Lot coverage max.	50%
Dwelling Unit Size:	100 m ² (1,076 ft ²)

Maximum of 5 Dwelling units per building.

7. Dwelling Unit Group

Lot area:	900 m ² (9,687.6 ft ²)
Lot frontage:	30.0 m (98.4 ft)
Lot Depth:	30.0 m (98.4 ft)
Yard, front:	6.0 m (19.7 ft.)
Yard, rear:	6.0 m (19.7 ft.)
Yard, side:	3.0 m (9.8 ft.), when adjacent street 6.0 m (19.7 ft)
Dwelling Unit Size	46.0 m ² (495 ft ²) per unit 28.0 m ² (301.4 ft ²) per unit permitted for 1 bedroom units
Lot coverage max.:	50%
Structure Separation	4.0 m (13.12 ft), or half the avg. wall height whichever is greater
Building Height	Street Townhouse-10.5 m (2.5 Stories) Apartment-21.0 m (5 Stories)
Max Density	Street Townhouse-12 Dwelling Units Per Gross Acre Apartment-nil

8. Bare Land Condominium Plans

In addition to complying with all the requirements for a dwelling unit group for the entire condominium plan, each bare land unit, to contain a dwelling, on the plan, shall comply with the following minimum areas:

Single Detached Dwelling	464.5 m ² (5,000 ft ²), 15m width
Semi-Detached Dwelling	275 m ² (2,960 ft ²), 9.0m width
Street Townhouse	240.0 m ² (2,583 ft ²), 8.0m width
Principle Buildings Separation	3.0 m (9.84 ft)
Parcel Coverage max.	60% of the land area excluding internal roadways

3.0 minimum separation of Principle Building from communal parking areas, parking units or internal roadways.

9. Boarding, Lodging, Rooming Houses

Are subject to the regulations pertaining to semi-detached dwellings. Each person staying in a boarding house must be provided with at least 14 sq m (150 sq ft) of private living space. Each person must have access to a heated water closet located on the same floor as the room. Not more than six (4) people shall share any water closet.

10. Institutional Uses

Yard, front:	7.5 m* (24.6 ft.)
Yard, rear:	7.5 m* (24.6 ft.).
Yard, side:	3.0 m* (9.8 ft.)**, or half the building height whichever is greater
Lot Coverage max.:	50%

* no minimum requirements for parks, playgrounds, sports fields and public works

** where the side lot line abuts a street or lane 4.5 m (15 ft.) is required.

Ambulance services shall comply with Single Detached Dwelling

10.5 **Development Standards for Modular Homes**

1. All modular 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 millimeters above the recommended or established grade. The basement wall and grade beam support shall be attached to the perimeter of the building.
2. Modular homes shall be permanently connected to water and sewer services provided by the municipality and any other public utilities that may be required by the owner or occupant serving the dwelling.

10.6 **Development Standards for Personal Care Homes**

Section 5.6 shall apply to personal care homes located in a single detached dwelling.

10.7 **Signs**

Section 6 regulations shall apply in the R2 – Residential District.

10.8 **Storage**

Subsection 4.1.16 regulations shall apply in the R2 – Residential District.

11. R3 – High Density Residential District

The purpose of this district is to provide for high density residential development and related recreational and institutional uses.

11.1 Permitted Uses

The following are permitted uses in R3 – Residential District:

1. Multi-Unit Dwellings
2. Street Townhomes (3-5 units)
3. Dwelling Unit Groups
4. Parks, playgrounds and sports fields
5. Places of worship, religious institutions

11.2 Discretionary Uses

The following are discretionary uses in the R3 – Residential District:

1. Boarding, lodging, rooming houses
2. Lodges and Social Centres
3. Senior Citizen Care Homes
4. Day care centres
5. Family child care homes
6. Personal care homes
7. Library, cultural institutions
8. Home based businesses subject to the requirements of Section 5.4

11.3 Accessory Uses

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

11.4 Regulations – Minimum Development Standards

1. Multi-Unit Dwellings

Lot area:	770 m ² (8,288 ft ²)
Lot frontage:	22.0 m (72.1 ft)
Yard, front:	7.5 m (24.6 ft.)
Yard, rear:	6.0 m (19.7 ft.).
Yard, side:	3.0 m (9.84 ft.), or half the avg. wall height if greater
Building Height:	13 m
Dwelling Unit Size	46.0 m ² (495 ft ²) per unit, -may be reduced to 28.0 m ² (301 ft ²) for single or double occupancy units
Lot coverage max.:	50%, 60% if corner site

Maximum of 24 Dwelling Units per Acre

2. Dwelling Unit Group

Lot area:	770 m ² (8,288 ft ²)
Lot frontage:	22.0 m (72.1 ft)
Yard, front:	6.0 m (19.7 ft.)
Yard, rear:	6.0 m (19.7 ft.).
Yard, side:	3.0 m (14.8 ft.)
Lot coverage max.:	50%
Building Height:	11 m

Maximum of 5 Dwelling Units per Building
Maximum of 12 Dwelling Units per Acre

3. Street Townhome Dwellings

Lot area:	198 m ² (2,131 ft ²)
Lot frontage:	6.0 m (19.7 ft)
Yard, front:	6.0 m (19.7 ft.)
Yard, rear:	6.0 m (19.7 ft.).
Yard, side:	1.8m (5.9 ft.).
Lot coverage max.:	50%
Dwelling Unit Size:	75 m ² (807 ft ²)

Maximum of 5 Dwelling units per building.

4. All Other Uses (except public utilities)

Lot area:	580 sq. m* (6,250 ft ²)
Lot frontage:	15 m* (49 ft.)
Yard, front:	7.5 m* (24.6 ft.)
Yard, rear:	5.0 m* (16.4 ft.).
Yard, side:	3.5 m* (11.5 ft.)**
Lot Coverage max.:	50%

* no minimum requirements for parks, playgrounds, sports fields and public works

** except where the side lot line abuts a street or lane 4.5 m (15 ft.) is required.

11.5 Landscaping Requirements

A landscaping plan shall be submitted for all multiple unit dwellings, Dwelling Unit Group, and Street Townhome indicating all physical features including existing and proposed grades, planting and construction materials. A minimum of 20% of the site area for shall be landscaped, or developed to council's satisfaction that it may be utilized as an amenity area.

11.6 Signs

Section 6 regulations shall apply in the R3 – Residential District.

11.7 Storage

Subsection 4.1.16 regulations shall apply in the R3 – Residential District

12. CS - Community Service District

The purpose of this district is to regulate and encourage community service development in the Town.

12.1 Permitted Uses

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

1. Schools, educational institutions
2. Places of worship, religious institutions
3. Libraries and cultural institutions
4. Hospitals, medical clinics
5. Curling and skating rinks
6. Community centres
7. Swimming pools
8. Nursing homes
9. Sports fields and parks
10. Public utilities
11. Wellness and Fitness Centre
12. Municipal Buildings (e.g. Town Office, Fire Hall etc.)

12.2 Discretionary Uses

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

1. Law enforcement facilities
2. Lodges, fraternal organizations, clubs
3. Day care centres
4. Cemeteries
5. Group Care Facility

12.3 Accessory Uses

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

12.4 Regulations – Minimum Development Standards

1. Libraries, Places of Worship, Day Care Centres, Religious and Cultural Institutions

Lot area:	464.5 m ² (5000 ft ²)
Lot frontage:	15 m (49.2 ft.)
Yard, front:	7.5 m (24.6 ft.)
Yard, rear:	5.0 m (16.4 ft.)
Yard, side:	3 m (9.8 ft.)
Lot Coverage max.:	50 %

2. All Other Uses (except public utilities)

Lot area:	no minimum
Lot frontage:	no minimum
Yard, front:	7.5 m (24.6 ft.)
Yard, rear:	5 m (16.5 ft.)
Yard, side:	4.5 m (14.8 ft.)
Lot Coverage max.:	50 %

12.5 Signs

Section 6 regulations shall apply in the CS - Community Service District.

12.6 Storage

Section 4.1.15 requirements shall apply in the CS - Community Service District.

13. C1 – Core Mixed Use Commercial District

The purpose of this district is to regulate and encourage commercial development in the Town core.

13.1 Permitted Uses

The following are permitted uses in the C1 – Core Mixed Use Commercial District:

1. Offices
2. Studios
3. Bakeries with retail sales
4. Art Galleries
5. Personal service establishments
6. Barbers, hairdressers, dry cleaners & laundry establishments, shoe repair and similar types of personal service establishments
7. Banks and financial institutions
8. Medical and dental offices and clinics
9. Printing plants, newspaper offices
10. Theatres and assembly halls
11. Undertaking establishments, funeral homes
12. Hotels, motels
13. Service or repair shops, including repair of small items, appliances or engines
14. Places of worship, religious institutions
15. Parking lots
16. Community centres
17. Restaurants, confectioneries and other places for the sale and consumption of food and related items
18. Licenced beverage rooms and other places for the sale and consumption of beer, wine and spirits with or without food;
19. Retail stores including grocery stores
20. Rental stores
21. Radio/television/telegraph stations, express offices,
22. Commercial entertainment establishments
23. Commercial recreational establishments
24. Public works
25. Lodges, fraternal organizations, social clubs
26. Libraries, cultural institutions,
27. Regional health centres and ambulance services
28. Governmental Offices

13.2 Discretionary Uses

The following are discretionary uses in the C1 – Core Mixed Use Commercial District:

1. Trade workshops, but not including open exterior storage space
2. Bed and Breakfast subject to the requirements of Section 5.2.
3. Day care centres
4. Home based businesses subject to the requirements of Section 5.4
5. Service stations
6. Accessory dwelling units attached to stores or commercial establishments for the caretakers, owners or manager of the principal permitted use, subject to the dwelling unit requirements:
 - a) having an entrance separate from that of the store or commercial establishment
 - b) a fire exit secondary to the required entrance.

7. Storage of outside goods for business. See [Bylaw Amendment 2018-01](#)
8. An establishment for the sale of operable motor vehicles on Lot 2 Blk A Plan AK1410 See [Bylaw Amendment 2019-01](#)

13.3 Accessory Uses

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

13.4 Regulations – Minimum Development Standards

Site Area:	
- Service stations	929 m ² (10,000 ft ²)
- All other uses	278 m ² (2,992.3 ft ²)
Lot frontage:	
- Service stations	30 m (98.43 ft.)
- All other uses	7.5 m (24.6 ft.)
Yard, front:	
- Service stations	7.5 m (24.6 ft.)
- All other uses	no minimum
Yard, side: General	no minimum

If adjacent any residential or open space without an intervening street or lane, a side yard of at least 1.5 m (5.0 ft) shall be provided

Yard, rear: where rear of site abuts a residential district of open space without an intervening lane a rear yard of at least 6.0 m (19.6 ft.)

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

All business shall be conducted and all goods stored wholly within an enclosed building ~~except if required for machinery, building supplies, automobile parts, dismantled vehicles and similar articles which shall be stored or screened so as not to be visible from the street or adjacent lots.~~

Parking lots are intended for licensed vehicles and temporary parking. See [Bylaw Amendment 2018-01](#)

13.5 Signs

Section 6 regulations shall apply in the C1 – Core Mixed Use Commercial District.

14. C2 - Arterial Commercial District

The purpose of this district is to accommodate the development of a range of commercial and service establishments that require large lots, highway access or depend on good vehicular access for their operation.

14.1 Permitted Uses

The following are permitted uses in the C2 – Arterial Commercial District:

1. Motels
2. Shops of plumbers, pipe fitters, electricians and other industrial trades people
3. Lumber yards and building supply establishments
4. Veterinary clinics
5. Car washes
6. Commercial recreation establishments
7. Service stations
8. Hotels
9. Establishments for the sale, storage and servicing of motor vehicles, trailers, agricultural machinery, equipment and supplies but not including autobody shops
10. Restaurants, confectioneries and other places for the sale and consumption of food and related items
11. Public works
12. Tourist Campground
13. Bus terminal
14. Contractor retail sales
15. Trucking operations

14.2 Discretionary Uses

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

1. Bulk petroleum storage and sales
2. Veterinary Hospitals
3. Equipment and tool rental establishments
4. Auto body shops, but not including any works related to the operation of an auto wrecking yard
5. Wholesale trade stores, offices and warehouses
6. Manufacturing and processing shops and associated storage facilities wherein applicable work activities are conducted wholly within enclosed buildings.
7. Commercial entertainment establishments
8. Retail and rental stores
9. Bus terminals
10. Greenhouses, tree and plant nurseries
11. Tourist information centres
12. Billboard Signs

14.3 Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted, including dwellings for caretakers or managers of the principal permitted uses.

14.4 Regulations – Minimum Development Standards

Lot area:

- Bulk Petroleum Storage and Sales 1 ha (2.47 acres)
- Motel 140 m² (1,507 ft²)
- All other uses 464.5 m² (5,000ft²)

Lot frontage:

- Bulk Petroleum Storage and Sales 75 m (250 ft.)
- Contractor Retail Sales 15 m (49.2 ft)
- All other uses 22.86 m (75.0 ft.)

Yard, front:

- Bulk Petroleum Storage and Sales 7.5 m (24.6 ft.)
- Motel 15m (49.2 ft)
- All other uses 7 m (23 ft.)

Yard, side:

- Bulk Petroleum Storage and Sales 3 m (9.8 ft.)
- All other uses 1.5 m (5.0 ft)

For all other uses, if adjacent any residential or open space without an intervening street or lane, a side yard of at least 6.0 m (20.0 ft) shall be provided

Yard, rear:

- Bulk Petroleum Storage and Sales 7.5 m (25.0 ft.)
- All other uses 1.5 m (5.0 ft)

Where rear of site abuts a residential district or open space without an intervening lane a rear yard of at least 6.0 m (19.6 ft.)

All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from the street or adjacent lots. Storage in front yards shall not be permitted.

Bulk Petroleum Storage and Sales:

- a) Trucks over 1.5 tonne (1.75 tons) are to access the site from, and exit the site to, streets other than a provincial highway.
- b) Where the site abuts a residential district, an area 10 m (30 feet) in width is to be landscaped with trees or, where there is an existing buffer strip, the buffer is to be landscaped with trees. Such landscaping is to be maintained at all times.
- c) All bulk fuel storage tanks are to be set back at least 50 m (160 feet) from any low line which abuts a residential district.
- d) The site is to be fenced with a fence at least 2 m (6 feet) in height.

Where a site abuts a residential district or open space the side and rear yards shall be landscaped to the satisfaction of Council.

14.5 Signs

Section 6 regulations shall apply in the C2 - Arterial Commercial District.

15. ID - Industrial District

The purpose of this district is to accommodate the development of light industrial and service establishments, including provisions for outdoor storage.

15.1 Permitted Uses

The following are permitted uses in ID - Industrial District:

1. Service stations and garages
2. Lumber and building supply establishments
3. Industrial equipment storage and maintenance yards;
4. Storage yards for petroleum, mineral, agricultural and forest products;
5. Propane gas establishments
6. Grain elevators, feed mills, seed cleaning plants;
7. Auction marts;
8. Cement plants and the storage of aggregate materials;
9. Establishments for the sale, storage or servicing of motor vehicles, trailers, farm machinery equipment and recreational vehicles
10. Machine shops, welding shops
11. Warehouses and wholesale establishments
12. Auto body shops
13. Car washes
14. Shops of plumbers, pipe fitters, metal workers and other industrial or building tradespeople
15. Cold storage and locker plants
16. Truck, bus and other transport terminals and yards
17. Bakeries
18. Veterinary clinics and hospitals
19. Tree nurseries and horticultural establishments
20. Custom meat cutting and packaging establishments (no slaughtering on site)
21. Public works
22. Manufacturing and processing shops and associated storage facilities wherein applicable work activities are conducted wholly within enclosed buildings.

15.2 Discretionary Uses

The following are discretionary uses or forms of development in ID - Industrial District:

1. Applications for discretionary uses may be made to council for review.

15.3 Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted including dwellings for caretakers or managers of the principal permitted uses.

15.4 Regulations – Minimum Development Standards

All Uses

Site area:	1,675 m ² (9,849 ft ²)
Site frontage:	30.5 m (100 ft)
Yard, front:	4.5 m (14.7 ft)
Yard, side:	3 m (9.8 ft.), if site abuts Residential, Commercial or open space 6 m (20 ft.
Yard, rear:	1.5 m (5.0 ft) if site abuts residential district without an intervening street or
lane, 3.0 m (9.8 ft)	

All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles or materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

Where a site abuts a residential or commercial district or open space the side and rear yards shall be landscaped to the satisfaction of Council.

On any industrial site goods and materials shall not be stored in any front yard or in a side yard that abuts a Residential, Commercial or Natural District.

All accessory residential building or dwelling units shall maintain a minimum setback distance of 305 m (1000 feet) from any sewage lagoon.

15.5 Signs

Section 6 regulations shall apply in the ID - Industrial District.

16. FD – Future Development District

The purpose of this district is to reserve non-subdivided and / or undeveloped lands within the municipality for potential future urban development while acknowledging certain existing uses.

16.1 Permitted Uses

The following are permitted uses in the FD – Future Development District:

1. Existing agricultural uses and cultivation of land
2. Existing residential uses
3. Public Utilities

16.2 Discretionary Uses

Council shall by resolution specify the regulations governing the site and location of any structure. The following are discretionary uses in the FD – Future Development District:

1. Agricultural grazing of livestock but excluding intensive operations, such as feed lots, poultry, hog or fur farms
2. Recreational uses including: sports fields, camp grounds, parks, golf courses and similar uses
3. Places of worship and cemeteries
4. Green houses, market gardens, horticultural supply, tree and plant nurseries
5. Billboard Signs
6. Radio and television buildings and transmitters and other similar communication uses.

16.3 Accessory Uses

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

16.4 Regulations –Minimum Development Standards

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.

16.5 Rezoning of Land

Proposed rezoning of land from FD – Future Development District to another land use shall be considered only where the rezoning would be in conformity with the Official Community Plan and in regard to an overall conceptual plan for the area. The proposed development shall constitute orderly and economic development with regard to adjacent land uses, and future service requirement such as roads, schools and public works.

17. LS - Lakeshore

The purpose of this district is to provide for activities, control and public ownership of the lands adjacent Cowan Lake shoreline.

17.1 Permitted Uses

The following are permitted uses in the LS – Lakeshore District:

1. Parks and non-programed Open Space
2. Playgrounds
3. Picnic & BBQ sites
4. Hiking & non-vehicular trails
5. Regional vehicular recreational trails
6. Public works
7. Boat Launches
8. Tourist Campgrounds

17.2 Discretionary Uses

The following are discretionary uses or forms of development in the LS – Lakeshore:

1. Commercial recreation establishments
2. Marinas
3. Parking lots

17.3 Accessory Uses

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

17.4 Regulations

1. no minimums
2. Notwithstanding anything included in section 17, all lands zoned as Waterfront, that are also listed by the Town as Public Reserve or Municipal Reserve, are subject to the regulations of *The Planning and Development Act, 2007*.

17.5 Signs

Section 6 regulations shall apply in the LS – Lakeshore

18. P – Park and Open Space

The purpose of this district is to provide for high quality programmable, non-programmed, natural and landscaped open space for all public use. This applies to neighbourhood parks, core parks, linear parks, plaza and court space and other public gathering nodes.

18.1 Permitted Uses

The following are permitted uses in the P- Park and Open Space District:

1. Parks and Open Space (programmed & non- programmed)
2. Playgrounds
3. Picnic sites & BBQ sites
4. Hiking & non-vehicular trails
5. Regional vehicular recreational trails
6. Public works
7. Tourist Campgrounds
8. Public works
9. Municipal buildings and uses
10. Recreation areas
11. Golf courses

18.2 Discretionary Uses

The following are discretionary uses or forms of development in the P- Park and Open Space District:

1. Parking lots
2. Commercial recreation establishments

18.3 Accessory Uses

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

18.4 Regulations

- (1) no minimums
- (2) Notwithstanding anything included in section 9, all lands zoned as Parks and Open Space, that are also listed by the Town as Public or Municipal Reserve Land, are subject to the regulations of *The Planning and Development Act, 2007*.

18.5 Signs

Section 6 regulations shall apply in the P- Park and Open Space District.

19. Effective Date of the Bylaw

Town Of Big River BYLAW NO. 2015 - 02

A bylaw of the Town of Big River to adopt a Zoning Bylaw.

Whereas the Council of the Town of Big River has, by resolution, authorized the preparation of a Zoning Bylaw for the entire municipality pursuant to Section 46 of *The Planning and Development Act, 2007*;

And Whereas the Zoning Bylaw is prepared to be consistent with the Official Community Plan pursuant to Section 34 of *The Planning and Development Act, 2007*;

And Whereas the Council has prepared a Zoning Bylaw District Map pursuant to Section 50 of *The Planning and Development Act, 2007*; and

Therefore, the Council for the Town of Big River in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw shall be cited as "The Town of Big River Zoning Bylaw".
2. The signed and sealed "The Town of Big River Zoning District Map" is attached to, and accompanies, this bylaw.
3. The previous Zoning Bylaw, Bylaw 80-3 is hereby repealed insofar as it affects The Town of Big River.
4. This bylaw shall come into force and take effect when:
 - a) Adopted by council; and
 - b) The date of final approval of Bylaw 2015 - 02 by the Minister of Municipal Affairs.

Read a first time this ___ day of _____, ____.

Read a second time this ___ day of _____, ____.

Read a third time this ___ day of _____, ____.

MAYOR
Town Seal

ADMINISTRATOR

Certified a True Copy of
Bylaw No. 2015 - 02, adopted by Council
on the ___ day of _____, 2015.

Administrator

20. Amendments to Bylaw

LIST OF AMENDMENTS TO BYLAW

<u>Bylaw No.</u>	<u>Section Amended</u>	<u>Date</u>	<u>Purpose</u>
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LIST OF AMENDMENTS TO ZONING MAP

<u>Bylaw No.</u>	<u>Property Description</u>	<u>New Zoning</u>	<u>Date</u>
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LIST OF MINOR VARIANCE APPROVALS

<u>Property Description</u>	<u>Date</u>	<u>Description</u>
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TOWN OF BIG RIVER
APPLICATION FOR A DEVELOPMENT PERMIT

You are advised to check the regulations in the Town's Zoning Bylaw which govern the type of development being proposed prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets if necessary.

1. APPLICANT:

Name: _____
Address: _____

Telephone: _____

2. PROPERTY OWNER:

same as APPLICANT ____ or
Name: _____
Address: _____

Telephone: _____

3. LEGAL LAND DESCRIPTION

_____ 1/4 Section; _____ Township; _____ Range; W 3rd M
Lot or Parcel _____ Block _____
Registered Plan No. _____
Certificate of Title No. _____

4. PROPOSED DEVELOPMENT

_____ Change of use of lot or building
Describe proposed new use _____

_____ Increase in intensity of use of lot or building
How is the intensity to be increased:
(a) ___ More seating capacity
(b) ___ Additional floor area
(c) ___ Additional rooms or units
(d) ___ Other (describe) _____

_____ New building (s) to be constructed

_____ Existing building (s) to be renovated or altered

_____ Existing building (s) to be relocated within the lot
(a) Number of buildings ____
(b) Intended use of building (s):
Principal building _____
Accessory building _____

_____ Demolish existing building or remove from lot

5. LOT PLAN

Where construction of new buildings or additions or relocation of buildings within the lot is proposed, please provide a sketch or plan on a separate sheet, in duplicate, showing the following information:

- (1) The boundaries of the existing lot and adjacent properties including dimensions;
- (2) The location of all existing and proposed buildings or additions including their setbacks from the lot lines;



- (3) The location and size of any utility lines or easements within the lot boundaries;
- (4) Treed areas, water courses or bodies, landscaping and proposed lot grade information;
- (5) Location of existing and proposed access points to streets or lanes.

6. OTHER INFORMATION

- (1) What are the uses of the adjoining lots? _____
- (2) Anticipated number of employees (if applicable) _____
- (3) Proposed date of commencement _____
- (4) Proposed date of completion _____
- (5) Please provide any additional information which may be relevant to the development being proposed: _____

7. DECLARATION OF THE APPLICANT:

I, _____ of the _____ of _____ in the Province of Saskatchewan solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

DATE SIGNATURE

NOTE: THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT ALL MEASUREMENTS, DISTANCES AND INFORMATION SHOWN ON THE LOT PLAN AND INDICATED IN THIS APPLICATION ARE CORRECT.

FOR USE BY THE TOWN OFFICE ONLY

APPLICATION NUMBER _____ DATE RECEIVED _____

1. Present Zoning Designation _____

2. Proposed Use: Principal _____
Accessory _____

___ Permitted ___ Discretionary ___ Not Allowed

3. New Construction:	Required	Proposed	
Lot area	_____	_____	
Lot frontage	_____	_____	
Yard, front	_____	_____	
Yard, side	_____	_____	
Lot coverage	_____	_____	
Floor area	_____	_____	
Height	_____	_____	

- 4. Application status:
 - (1) Meets all provisions of the zoning bylaw _____
 - (2) Does not meet the following provisions _____



DATE
FORM B

DEVELOPMENT OFFICER

TOWN OF BIG RIVER
NOTICE OF DECISION FOR A DEVELOPMENT PERMIT

Application No. _____

To Applicant: _____

Name

Address

This is to advise you that your application for a DEVELOPMENT PERMIT for a PERMITTED/DISCRETIONARY development on the following property: _____

has been:

_____ 1. APPROVED, and this Notice may be taken to be a DEVELOPMENT PERMIT as referred to in Section 3.2 (1) of the Zoning Bylaw.

_____ 2. APPROVED, subject to the following STANDARDS and CONDITIONS: _____

_____ and this Notice may be taken to be a DEVELOPMENT PERMIT as referred to in Section 3.2 (1) of the Zoning Bylaw. You are advised that, in the case of a DISCRETIONARY USE only, you have the right to APPEAL any standards or conditions considered excessive, as noted below.

_____ 3. REFUSED for the following reasons: _____

_____ You are advised that, in the case of a PERMITTED USE only, you have the right to APPEAL a refusal as noted below.

APPEAL

If you wish to appeal this decision, as provided above, you must notify the Secretary of the Town of Big River Development Appeals Board, in writing at _____ within THIRTY (30) days of issue of this decision.

DATE

DEVELOPMENT OFFICER