

146-81

ZONING BYLAW

FOR THE

VILLAGE OF AVONLEA

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VILLAGE OF

BYLAW NO. 146-81

PART 1:

INTRODUCTION

Under the authority granted by The Planning and Development Act, the Mayor and Council of the Village of Avonlea in the Province of Saskatchewan, in open meeting, hereby enact as follows:

Title The Bylaw shall be known and may be cited
as the "Zoning Bylaw" of the Village of Avonlea

Purpose

The purpose of this Bylaw is to regulate development in the Village of Avonlea so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality.

Scope

Development shall hereafter be permitted within the limits of the Village of Avonlea only when in conformity with the provisions of this Bylaw.

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.

PART 2:

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

Council - shall mean the Council of the Village of Avonlea

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor - shall mean the Mayor of the Village of Avonlea

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

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

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

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

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

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

Non-conforming Use - shall mean any use of land, building, or structure lawfully existing at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the zoning district in which it is located.

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

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

Public Utility - shall mean a business or service which engages in regularly supplying the public with a service or commodity which is of public consequence and need and which provides this service or commodity to an entire population and is not restrictive to any particular segment of the population.

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

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

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

Secretary-Treasurer - shall mean the Secretary-Treasurer for the Village of Avonlea

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

Shopping Centre - shall mean 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 benefit, including the use of off-street parking and other joint facilities.

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

7.

Site - shall mean an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title.

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

Site Line, rear - shall mean the boundary at the rear of the site and opposite the front site line.

Site Line, side - shall mean a site boundary other than a front or rear site line.

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

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

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

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

Village - shall mean the Village of Avonlea

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

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

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

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

1. Administrative Procedure

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

H. A development permit is not required for:

- (i) the carrying out by a public utility of any operation for inspecting, repairing or renewing sewers, mains, cables, pipes, any other conduit, wires or tracks;
- (ii) the installation by a public utility of new services on public road allowances;
- (iii) the carrying out by the municipality of any operation for the construction, maintenance or improvement of a public work;
- (iv) the installation of fences or accessory buildings which comply with all applicable regulations.

2. Zoning Appeals Board

A. Council shall appoint a Zoning Appeals Board in conformity with the provisions of The Planning and Development Act.

B. Appeals in writing may be made to the Zoning Appeals Board by any person who:

- (i) alleges that the Council or any person acting for, or on behalf of the Council, has misapplied the Bylaw in a particular case; or
- (ii) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the Bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or any other unspecified unusual condition of a specified property.

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

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

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

3. Fee for Zoning Amendment Application

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

4. Offences and Penalties

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

PART 4:GENERAL REGULATIONS

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

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

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Village of or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Village of Avonlea. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

2. Existing Buildings

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

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

3. Frontage on Road

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

4. Building Lines

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

5. Number of Principal Buildings Permitted on a Site

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

6. Building to be Moved

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

7. Demolition of Buildings

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

8. Grading and Levelling of Site

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

9. Waste Disposal

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

10. Projections in Yards

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

11. Regulations for Private Garages

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

12. Existing Discretionary Uses Permitted

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

13. Non-conforming Uses

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

14. Non-conforming Structures and Sites

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

15. Public Utilities

Subject to Part 3, Section 1 H (ii), any new development required by a public utility shall be permitted only with the written approval of Council.

16. Signs and Billboards

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

A. Commercial and Industrial Districts

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

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

B. Other Districts

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

17. Off-street Parking

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

<u>Zoning District</u>	<u>Use</u>	<u>Number of Spaces Required</u>
R-Residential District	Residential	1 parking space for each dwelling unit
	Public School) Private School) Separate School)	1 parking space for each staff member
	High School) Collegiate)	1 parking space for each staff member, plus 3 parking spaces for each classroom.
	Auditoriums, Churches, and other places of Public Assembly	3 parking spaces for each 10 seats provided for patrons
	Other Institutional Buildings	1 parking space for each 18.5 square metres (199.1 sq. ft.) of building floor area

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

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

19. Where in Council's opinion, the regulations of Section 17 and 18 would cause practical difficulties or unnecessary hardships, Council at their discretion, may allow an exemption from the regulations.

PART 5: ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

For the purpose of this Bylaw, the Village of
 Avonlea is divided into the
 following Zoning Districts, the boundaries of which
 are shown on the "Zoning District Map". Such dis-
 tricts may be referred to by the appropriate symbols.

<u>Districts</u>	<u>Symbols</u>
Urban Reserve	UR
Residential (Single)	R1
Residential (Multiple)	R2
Commercial (Downtown)	C1
Commercial (Highway)	C2
Industrial	M
Railway	RW

2. The Zoning District Map

The map, bearing the statement, "This is the Zoning
 District Map referred to in Bylaw No. 146-81",
 adopted by the Village of Avonlea
 signed by the Mayor and the Secretary-Treasurer under
 the Seal of the Village, shall be known as the "Zoning
 District Map" and such map is hereby declared to be an
 integral part of this Bylaw.

3. Boundaries of Zoning Districts

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

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

4. District Schedules

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

PART 5A:UR - URBAN RESERVE DISTRICT1. Intent

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

2. Permitted Uses

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

- A. Existing agricultural uses
- B. Existing residential uses
- C. Public Utility Uses and Structures

3. Uses Permitted at Council's Discretion

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

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

4. Accessory Uses

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

5. Regulations

No subdivision or development shall be permitted unless the subdivision is for one of the permitted uses, and in the opinion of Council, it will not prejudice the future economical subdivision or servicing of the land. Council shall, by resolution, specify the applicable regulations governing the site.

6. Rezoning of Land

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

PART 5 :

R1 - RESIDENTIAL DISTRICT

1. Intent

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

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as an R1 - Residential District, only the following uses shall be permitted:

A. Residential

- (i) Single detached dwellings

B. Recreational

- (i) Recreation centres
- (ii) Sportsfields
- (iii) Parks and playgrounds

C. Institutional

- (i) Schools, educational facilities
- (ii) Public Utility Uses and Structures

3. Uses Permitted at Council's Discretion

The following uses may be permitted in the R1 - Residential District, but only by resolution of Council and only in locations specified in such resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order to reduce any conflicts with the permitted uses.

A. Neighbourhood Convenience Stores

B. Places of worship and religious institutions

C. Home occupations as licensed by the municipality.

4. Accessory Uses

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

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

Site area - minimum	- 360 square metres (3,875 sq. ft.) where the site is served by a lane, otherwise 510 square metres (5,500 sq. ft.)
Site frontage - minimum	- 12 metres (40 ft.) where the site is served by a lane otherwise 15 metres (50 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 1.5 metres (5 ft.)

(ii) Recreational and Institutional

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

(iii) Neighbourhood Convenience Stores

Site area - minimum	- 464 square metres (5,000 sq. ft.) where the site is served by a lane, otherwise 603 square metres (6,500 sq. ft.)
Site frontage - minimum	- 15 metres (50 ft.) where the site is served by a lane, otherwise 19.5 metres (65 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 1.5 metres (5 ft.)

B. Home Occupations

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

C. Accessory Buildings and Structures

- (i) All accessory buildings shall be set back 1.2 metres (4 ft.) from the rear site line.
- (ii) All accessory buildings shall be set back a minimum of 7.5 metres (25 ft.) from the front site line.
- (iii) All accessory buildings shall be set back a minimum of 1.5 metres (5 ft.) from the side site line.

PART 5 :R2 - RESIDENTIAL DISTRICT1. Intent

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

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any site in any district defined, designated or described in this Bylaw as an R2 - Residential District, only the following uses shall be permitted:

A. Residential

- (i) Single detached dwellings
- (ii) ^{low rental} Semi-detached and duplex dwellings ^{dwellings @ separate entrances for two households}
- (iii) Multiple unit dwellings ^{apartment Duplex, townhouse}

B. Recreational

- (i) Parks and playgrounds
- (ii) Curling and skating rinks
- (iii) Swimming pools
- (iv) Recreation centres

C. Institutional

- (i) Schools, educational facilities
- (ii) Hospitals, nursing homes, clinics
- (iii) Senior citizens homes
- (iv) Public Utility Uses and Structures

Semi detached

single family house
built as one of a pair
that share one
common wall.
Each house layout is
a mirror image of the
other

3. Uses Permitted at Council's Discretion

The following uses may be permitted in the R2 - Residential District, but only by resolution of Council and only in locations specified in such resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order to reduce any conflicts with the permitted uses.

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

4. Accessory Uses

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

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

A. Site Requirements

(i) Residential

Single detached dwellings

Site area - minimum	- 360 square metres (3,875 sq. ft.) where the site is served by a lane, otherwise 510 square metres (5,500 sq. ft.)
Site frontage - minimum	- 12 metres (40 ft.) where the site is served by a lane, otherwise 15 metres (50 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 1.5 metres (5 ft.)

Semi-detached and duplex dwellings

Site area - minimum (per unit)	- 278.5 square metres (3,000 sq. ft.) where the site is served by a lane otherwise 325 square metres (3,500 sq. ft.)
Site frontage - minimum (per unit)	- 9 metres (30 ft.) where the site is served by a lane, otherwise 10.5 metres (35 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum (per unit)	- 1.5 metres (5 ft.)

Multiple unit dwellings

Site area - minimum	- 557 square metres (5,995 sq. ft.) plus 93 square metres (1,000 sq. ft.) for each unit in excess of 2.
Site frontage - minimum	- 21 metres (70 ft.)
Yard, front - minimum	- 5 metres (15 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 3.5 metres (12 ft.) or half the average wall height, whichever is greater
Site coverage - maximum	- interior Lot 50%; corner Lot 60%

Mobile Homes

Site area - minimum	- 360 square metres (3,875 sq. ft.) where the site is served by a lane, otherwise 510 square metres (5,500 sq. ft.)
Site frontage - minimum	- 12 metres (40 ft.) where the site is served by a lane, otherwise 15 metres (50 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 1.5 metres (5 ft.)

(ii) Recreational and Institutional

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

(iii) Neighbourhood Convenience Stores

Site area - minimum	- 464 square metres (5,000 sq. ft.) where the site is served by a lane, other- wise 603 square metres (6,500 sq. ft.)
Site frontage - minimum	- 15 metres (50 ft.) where the site is served by a lane, otherwise 19.5 metres (65 ft.)
Yard, front - minimum	- 7.5 metres (25 ft.)
Yard, rear - minimum	- 7.5 metres (25 ft.)
Yard, side - minimum	- 1.5 metres (5 ft.)

B. Home Occupations

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

C. Accessory Buildings and Structures

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

D. Mobile Homes

- (i) An accessory building or structure which specifically includes, but is not limited to a porch, canopy, addition, oil tank covering and also the mobile home skirting, must be designed and clad to the satisfaction of Council.
- (ii) Mobile homes shall only be constructed on a permanent foundation with the written approval of Council.

PART 5 :C1 - COMMERCIAL DISTRICT* 1. Intent

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

2. Permitted Uses

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

A. Commercial

- (i) Banks, offices, studios
- (ii) Bakeries with retail sales
- (iii) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repair and similar types of personal service establishments
- (iv) Lumber yards existing at the time of passage of this Bylaw
- (v) Medical and dental offices and clinics
- (vi) Printing plants, newspaper offices
- (vii) Restaurants, confectioneries and other places for the sale and consumption of food and related items
- (viii) Retail stores
- (ix) Service stations and auto body shops existing at the time of adoption of this bylaw.

- (x) Theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks
- (xi) Undertaking establishments
- (xii) Licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- (xiii) Hotels

B. Institutional

- (i) Lodges, fraternal organizations, social clubs
- (ii) Libraries, cultural institutions
- (iii) Places of worship
- (iv) Offices of federal, provincial or municipal governments
- (v) Senior Citizen Complexes
- (vi) Public Utility Uses and Structures

C. Residential

- (i) Dwelling units attached to stores or commercial establishments
- (ii) Residential units existing at the time of adoption of this Bylaw.

3. Accessory Uses

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

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

A. Site Requirements

Site area - minimum

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

Site frontage - minimum

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

Yard, front - minimum

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

Yard, rear - minimum

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

Yard, side - minimum

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

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

C. Service Stations

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

PART 5 :C2 - COMMERCIAL DISTRICT1. Intent

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

2. Permitted Uses

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

A. Commercial

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

3. Accessory Uses

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

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

A. Site Requirements

(i) Commercial

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

B. Service Stations

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

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

C. Accessory Buildings

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

PART 5 :M - INDUSTRIAL DISTRICT1. Intent

The purpose of this district is to accommodate the orderly development of industrial establishments permitting a reasonable level of outdoor storage and activity.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated, or described in this Bylaw as an M - Industrial District, only the following uses shall be permitted.

A. Industrial

- (i) Lumber and building supply establishments
- (ii) Service stations
- (iii) Establishments for the sale, storage or servicing of motor vehicles, trailers, farm machinery and other equipment
- (iv) Auto body shops
- (v) Car washing establishments
- (vi) Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- (vii) Wholesale establishments
- (viii) Public Utility Uses and Structures

3. Uses Permitted at Council's Discretion

The following uses may be located in the M - Industrial District, but only by resolution of Council and only in locations specified in such a resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section 5 below in order

to reduce any conflicts with the permitted uses.

A. Grain elevators

B. Seed cleaning plants subject to the regulations of the Department of the Environment

C. Bulk fertilizer sales subject to the regulations of the Departments of the Environment and Labour

D. Bulk fuel storage depots subject to the Department of Labour regulations

4. Accessory Uses

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

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

A. Site Requirements

(i) Industrial

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

B. Service Stations

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

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

C. Accessory Buildings and Structures

See Section 5.A.(i) above for the required yard setbacks.

PART 5 :RW - RAILWAY DISTRICT1. Intent

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

2. Permitted Uses

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

- A. Railway and ancilliary railway functions
- B. Grain elevators
- C. Seed cleaning plants subject to the regulations of the Department of the Environment
- D. Bulk fertilizer sales subject to the regulations of the Departments of Labour and the Environment
- E. Public Utility Uses and Structures

3. Uses Permitted at Council's Discretion

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

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

4. Accessory Uses

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

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

A. Site Requirements

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

B. Accessory Buildings and Structures

See Section 5.A. above for the required yard setbacks.

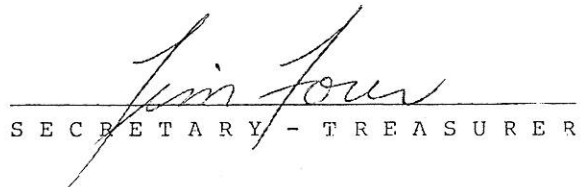
PART 6:EFFECTIVE DATE OF THE BYLAW

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



MAYOR

S E A L

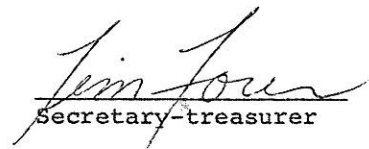


SECRETARY - TREASURER

' Certified to be a true copy of Bylaw # 146-81 adopted
by resolution of Council on the 8th day of September A.D. 1981 f.



Mayor



Secretary-treasurer

APPROVED

REGINA GASK.

SEP 16 1981



Deputy Minister of Urban Affairs