

TOWN OF STAR CITY

ZONING BYLAW

NO. 335/86

SECTION 1 - INTRODUCTION

Under the authority of The Planning and Development Act, 1983, and Bylaw No. , the Basic Planning Statement of the Town of Star City, the Council of the Town of Star City in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1. Title - This bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Star City.
2. Purpose - The purpose of this bylaw is to control the use of land in the Town of Star City providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the municipality.
3. Scope - Development shall be permitted within the limits of the Town of Star City when it is in conformity with the provisions of this bylaw.

SECTION 2 - INTERPRETATION

1. 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 - A use 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, 1983.

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

Building Accessory - A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.

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

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

Building Line, Established - A line, parallel to the front lot lines, and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of the street.

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

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

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

Corner Lots - A lot at the intersection or junction of two or more streets.

Council - The Council of the Town of Star City.

Cultural Institution - Establishments such as museums, art galleries, libraries and similar facilities of historical, educational or cultural interest.

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

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

Development Permit - A document authorizing a development issued pursuant to this zoning bylaw.

Discretionary Use - A use or form of development specified in this bylaw, which may be allowed following application to, and approval of, the Council; and which copies with the development standards, as required by Council, contained in this bylaw.

Dwelling, Duplex - A building divided horizontally into two dwelling units as herein defined.

Dwelling, Multiple Unit - A building divided into three or more dwelling units.

Dwelling, Semi-Detached - 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.

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

Dwelling Unit - One or more habitable rooms constituting a self-contained unit used as a residence, each unit having sleeping, cooking and toilet facilities.

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

Flankage - The side lot line of a corner lot that abuts a street.

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, verandah, sunroom, unfinished attic or unfinished basement.

Frontage - The side of a lot abutting the street; however, in the case of a corner lot, the shorter of the sides shall be considered as frontage.

Garage, Private - A building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

Grade Level - The finished ground elevation at the front of the building midway between the front corners of the building.

Health Care Clinic - A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition.

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

Hotel - A building or part of a building used as a place for sleeping accommodation with or without meals and may have a licensed beverage room for sale of alcoholic beverages, which is provided for transient lodgers, but does not include a motel or rooming house.

Loading Space - A space in which a vehicle may park in order to load or unload.

Lot - An area of land with fixed boundaries and which is of record in the Land Titles Office by Certificate of Title.

Lot Coverage - That portion of the lot that is covered by buildings or structures.

Lot Depth - The average distance between the front lot line and the rear lot line measured within the lot boundaries.

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

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

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

Mayor - The Mayor of the Town of Star City.

Mobile Home

A trailer coach:

- i) that is used as a dwelling all year round;
- ii) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and
- iii) that has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system.

Mobile Home, Double Wide - A mobile home consisting of two sections separately towable, but designed to be joined together to form a single dwelling unit.

Mobile Home, Single Wide - A mobile home designed to be towed in a single load and less than six (6) metres in width.

Mobile Home Court - Any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

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

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

Municipality - The Town of Star City.

Municipal Administrator - The Town Administrator of the Town of Star City.

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 this bylaw or any amendment to the bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
- b) that on the date this bylaw or any amendment hereto becomes effective, does not, or when constructed will not, comply with this bylaw.

Parking Lot - 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 - A space within a building or parking lot for the parking of one (1) automobile.

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

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

Public Work

- a) Systems for the production or distribution of electricity;
- b) systems for the distribution of natural gas or oil;
- c) facilities for the storage, transmission, treatment, distribution or supply of water;
- d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
- e) telephone or light distribution lines

that are owned or operated by the Crown or a Municipality.

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.

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

Service Station - A building or part of a building other than a private garage used for the retail sale of lubricating oils and gasolines, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.

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.

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 supporting elements of a building or other structure.

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

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

Yard, Front - A yard extending across the full width of a lot between the front lot line and the nearest main wall 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 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 the nearest wall exclusive of the eaves of the principal building on the lot.

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

SECTION 3 - ADMINISTRATION

- 3.1 Development Officer - The Municipal Administrator or such other person appointed by council of the Town of Star City shall be the Development Officer responsible for the administration of this bylaw.
- 3.2 Development Permit
- (1) Except as provided in Section 3.2(3) no person shall undertake a development or commence a use unless a development permit has been obtained. No development permit is valid unless it conforms with the zoning bylaw.
 - (2) An application for a Development Permit shall be made in Form A which is attached to and forms part of this bylaw.
 - (3) A Development Permit is not required for the following provided, all other provisions and regulations of the bylaw are conformed to:
 - a) the maintenance of a public work;
 - b) the construction of a public work by the Town of Star City;
 - c) the installation of public works on any street or other public right-of-way;
 - d) the construction of fences;
 - e) Maintenance and repairs that do not include structural alterations;
 - f) accessory buildings under 9 square metres;
 - g) temporary signs.
 - (4) Where a person applies for a development permit in respect of a development or use described as a permitted use by a zoning bylaw, the development officer shall, where the application conforms to the zoning bylaw, issue a development permit.
 - (5) Where a person applies for a development permit in respect of a development or use that is described as a discretionary use in the zoning bylaw, the development officer shall, where the application is approved by council, issue a development permit subject to any development standards prescribed in the zoning bylaw.

- (6) Where a person applies for a development permit in respect of a development or use subject to special regulations, or development standards prescribed in the zoning bylaw, the development officer in issuing the development permit shall incorporate in the permit the special regulations or development standards with which the development or use shall comply.
- (7) Every decision of the council or the development office with respect to an application for a development permit shall be in writing and a copy shall be sent to the applicant on Form B.
- (8) Where the council or development officer refuses an application for a development permit, the decision is required to state the reasons for the refusal.
- (9) If the development authorized by a development permit is not commenced within twelve (12) months from the date of its issue, the permit is deemed to be void, unless an extension of this period has been granted.

3.3 Development Appeals

- (1) Development Appeals Board - A Development Appeals Board of the Town of Star City is appointed in accordance with Sections 71 and 91 to 104 of the Act.
- (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 Star City.
- (3) Where an application for a discretionary use has been approved by Council with prescribed development standards pursuant to the Bylaw and the applicant is of the opinion that the development standards prescribed exceed those necessary to secure the objectives of the Bylaw, the applicant may within thirty (30) days of the date of Council's approval, appeal the development standards prescribed with the approval of the discretionary use to the Development Appeals Board of the Town of Star City and from that Board, if necessary, to the Provincial Planning Appeals Board in accordance with the Act.
- (4) An application for a development permit shall be deemed to be refused when a decision thereon is not made within forty (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 3.3(1) as though the application had been refused at the end of the period specified in this subsection.

3.4 Amendment of the Zoning Bylaw

- (1) Fees - Where an application for an amendment to this bylaw is made to Council, the applicant shall pay all costs associated with advertisement of the proposed amendment.

3.5 Offences and Penalties - Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the Act.

3.6 Non-Conforming Use and Non-Conforming Buildings - Non conforming uses shall be subject to Sections 113-118 inclusive of the Act.

SECTION 4 - GENERAL REGULATIONS

4.1 Licenses, Permits and Compliance with Other Bylaws and Legislation - Nothing in this bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirement or from obtaining any license, permission permit, authorization or approval required by such requirements or regulations.

4.2 Building Lines - Where a building line in a residential district has been established by existing buildings in a block having greater than one half the lots built on, new development may conform to this line.

4.3 Public Work - Any lot, height or floor area regulation contained in this bylaw shall not apply to any public work except where offices, shops, warehouses or storage yards form part of the public utility, the regulations of the district in which it is located shall apply.

4.4 Height Restrictions - Any height regulations or limitations contained in Section 5 do not apply to the following: spires, belfries, cupolas, television and solar collectors, or other appurtenances usually required to be placed above the roof level.

4.5 Visibility Clearance at Intersections - On a corner lot, in any residential district, nothing shall be erected, placed, planted so as to obscure vision within a triangular area formed by the intersecting street line and a straight line joining said street lines at points which are 6 metres distant from the point of intersection, measured along said street lines, having a maximum height of 1 metres above the level of the centre of the street.

4.6 Accessory Buildings

- (1) Height of Accessory Buildings - No accessory building or structure shall exceed the height of the principal building and in no case shall such accessory building or structure exceed the height limits provided for accessory buildings or structures in the zoning district in which it is located.
- (2) Private Garage
 - (a) Private garages attached to the principal building or structure shall be considered as part of the principal building or structure and subject to the regulations governing the principal building or structure.
- (3) Location of Accessory Buildings & Structures in Residential or Commercial Districts
 - (a) Accessory buildings shall be subordinate to and located on the same lot as the principal permitted use.
 - (b) Accessory buildings or structures shall not be permitted in any required front yard.
 - (c) In any required front yard, in any residential district only the following structures are permitted:
 - i) fences
 - ii) lighting fixtures
 - iii) sidewalks
 - iv) driveways
 - (d) Accessory buildings located in a required rear yard shall not occupy more than 30 percent of the area of the rear yard and shall not interfere with access to a lane.
 - (e) Accessory buildings in Residential Districts R1 and R2 shall be subject to the following lot requirements:
 - i) Yard, front - minimum - the rear building line of the principal building.

4.6 Accessory Buildings - cont'd

- ii) Yard, rear - minimum - 1.5 metres, however no door or doors shall when open or being opened extend beyond any rear lot line.
- iii) Yard, side - minimum - .75 metres from a side lot line except 2.5 metres from flankage.

4.7 Number of Principal Buildings Permitted on a Lot - Not more than one principal building shall be placed on any one lot with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes, senior citizen homes, multiple unit dwellings, and mobile homes in courts.

4.8 Required Yards and Open Space

- (1) Minimum Yards Required - No portion of any yard or other open space required about any main building or use shall provide any portion of a yard or open space for any other principal building or use.
- (2) Projections into Yards - Where minimum yards are required in any district, such minimum requirements shall not apply to the following:
 - (a) in any rear yard, the construction of a deck, porch or verandah having a maximum projection from the main wall of 4 metres.
 - (b) In any side yard, the construction of a deck not closer than .5 metres to the side lot line.
 - (c) In any yard, the construction of a chimney, sill, cornice, or roof overhang having a maximum distance of 0.7 metres into the required yard.

4.9 Off-Street Parking

(1) 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>
R1, R2, R3, Residential Districts	Residential	1 parking space for each dwelling unit
	Other Uses	as required in CS-District
CS-Community Service District	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, Religious Institutions, & other places of Public Assembly	3 parking spaces for each 10 seats provided for patrons
	Other Institutional Buildings	1 parking space for each 46.5 square metres (500 sq ft) of gross floor area
	Stores, shops, offices	1 parking space for each 46.5 square metres (500 sq ft) of gross floor area
C1-Commercial District	Restaurants, and other eating places	1 parking space for each 4 seats provided for patrons
	Theatres, Religious Institutions & other places of Public Assembly	1 parking space for each 4 seats provided for patrons
	Hotels	1 parking space for each 2 guest sleeping rooms
	Dwellings	1 parking space for each dwelling unit
	All other Buildings	1 parking space for each 27.5 square metres (296 sq ft) of gross floor area

4.9 Off-Street Parking - Cont'd

<u>Zoning District</u>	<u>Use</u>	<u>Number of Spaces Required</u>
C2-Commercial District	Motels	1 parking space for each unit
	Restaurants	1 parking space for each 4 seats
	All others	1 parking space for each 27.5 square metres (296 square feet) of gross floor area
RW-Railway Industrial District	All Main Buildings	1 parking space for each 27.5 Square metres (296 square feet) of gross floor area or 1 space for each 3 employees, whichever is greater.
(2) In the R1, R2, R3 Districts, off-street parking shall be provided on the lot on which the principal use to which the parking pertains is located.		
(3) In any C1, C2, and RW District, the required off-street parking spaces may be located up to 150 metres from the main building or use provided that such spaces are located in the same zoning district.		
(4) Where the necessary off-street parking space is provided on a lot which is separate from that containing the building or structure for which it is provided, there shall be recorded in the office of the Municipal Administrator a registerable agreement between the municipality and the owner of the lot on which the parking is located, which agreement shall be binding on the said owner and his heirs and successors restricting the use of the said lot for the purpose 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 in the Prince Albert Land Titles Office by the municipality.		

4.10 Off-Street Loading

- (1) All loading and unloading of passengers from school buses shall take place in off-street loading spaces.
- (2) In any Railway/Industrial or Commercial District when the use of a building or lot 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 lot or on the land appurtenant to the building in conformity with the following regulations:

<u>Gross Floor Area</u>	<u>No. of Spaces</u>
90 square metres to 1300 square metres	1
Over 1300 square metres to 2500 square metres	2
Over 2500 square metres	2 plus 1 additional space for each 6500 square metres over 2500 square metres.

4.11 Cash-in-lieu of Off-street Parking

- (1) Council may:
 - (a) exempt a use from the requirements providing parking facilities in the C1-Commercial District, and
 - (b) require the applicant to pay to the Council, subject to any terms and conditions that the Council may determine, a sum, calculated by multiplying the number of parking spaces that would otherwise be required to be provided with such use by \$100.00.
- (2) Sections 75(2)(c) (3) and (4) of The Planning and Development Act, 1983, shall apply.

4.12. Signs

No building, structure or land shall be used and no sign shall be erected, altered, enlarged or maintained upon any property, lot, premises or street in any district by any person except in conformity with regulations outlined in the following sections:

- (1) The provisions of these regulations shall not be construed so as to limit or interfere with the erection and maintenance 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.
- (2) On any lot in any Residential District, signs are only permitted as follows:
 - (a) Except as provided in Section (2)(b) and (d) below only one permanent sign is permitted on any lot or building.
 - (b) 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.
 - (c) Except as provided in Section (2)(d) below no sign shall have a facial area exceeding one-half square metre.
 - (d) In the R1, R2 and R3 Residential Districts for a home occupation, one sign not having a facial area exceeding .4 square metres, is permitted.
- (3) In any other district, the following regulations shall apply:
 - (a) Only signs advertising the principal use of the lot or building, or the principal products offered for sale may be permitted and located on the said property.
 - (b) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed only at the face of the sign.
 - (c) All signs attached to a building shall provide a minimum clearance of 3 metres between the bottom of the sign and a street or sidewalk.
 - (d) No sign shall be located so as to create a visual obstruction in any sight triangle.

4.13 Home Occupations

Home occupations shall be subject to the following development standards:

- i) the business does not involve any full time employees other than the owner-operator and the immediate family;
- ii) the business does not create conflict in terms of noise, glare, dust and odour which would be disruptive to the neighbourhood;
- iii) the business does not result in undue traffic or parking requirements;
- iv) the business does not entail the construction of a separate building or structure other than a private garage;
- v) the business does not have exterior display or storage of materials and no exterior variation from the residential character of the building.

SECTION 5 - ZONING DISTRICTS

5.1 Classification of Zoning Districts

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

Zoning District

UR-Urban Reserve District	C1-Commercial
R1 - Residential	C2-Commercial
R2 - Residential	RW-Railway/Industrial
R3 - Residential	CS-Community Service

5.2 The Zoning District Map

The map, bearing the statement "This is the Zoning District Map accompanied in Bylaw No. 335/86" adopted by the municipality and signed by the Mayor and Municipal Administrator under the seal of the municipality shall be known as the "Zoning District Map" and such map is attached and forms part of this Bylaw.

5.3 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 lot lines, centre lines of streets, lanes, road allowances, 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.

5.4 Zoning Districts

The following are the uses and regulations pertaining to the various zoning districts under this bylaw.

5.4.1 UR-Urban Reserve District

- (1) Permitted Uses - The following are permitted uses in the UR-Urban Reserve District:
 - a) Agricultural: Crop farming, grazing and pasturage and cultivation of land but not including intensive livestock or poultry operations;
 - b) Public Works
- (2) Discretionary Uses - The following are discretionary uses in the UR-Urban Reserve District:
 - a) Cemeteries
 - b) Sports fields
 - c) Sewage lagoons
 - d) Parks
 - e) Golf Courses
 - f) Trucking Establishments
 - g) Single detached dwellings
- (3) Accessory Uses - Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.
- (4) Regulations - Development shall conform to the following requirements:
 - Lot Area - Agricultural uses - minimum 16 hectares
 - Public Works - no minimum
 - Discretionary Uses - 1 hectare

5.4.2 R1-Residential District

- (1) Permitted Uses - The following uses are permitted in the R1-Residential District:

- a) Cultural institutions
- b) Halls and auditoriums
- c) Parks and playgrounds
- d) Public works, excluding offices, shops, warehouses and storage yards
- e) Semi-detached and duplex dwellings
- f) Senior citizen homes
- g) Single detached dwellings
- h) Home occupations
- i) Religious institutions
- j) Multiple unit dwellings

- (2) Accessory Uses - Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted use shall be permitted.

- (3) Regulations

- a) Lot Requirements

- i) Single detached dwellings

Lot area	- minimum -	465 square metres
Lot frontage	- minimum -	15 metres
Yard, front	- minimum -	6 metres
Yard, rear	- minimum -	7 metres, except for corner lots where the minimum is 3.6 metres
Yard, side	- minimum -	1.5 metres, except 3 metres from flankage
Lot coverage	- maximum -	40 percent

- ii) Semi-detached & duplex dwellings - per dwelling unit

Lot area	- minimum -	315 square metres
Lot frontage	- minimum -	10.5 metres
Yard, front	- minimum -	6 metres
Yard, rear	- minimum -	7 metres
Yard, side	- minimum -	1.5 metres, except 3 metres from flankage
Lot coverage	- maximum -	40 percent

iii) Multiple unit dwellings, senior citizen homes

- Lot area - minimum - 500 square metres plus
90 square metres for
each dwelling unit in
excess of two on the
ground floor
- Lot frontage - minimum - 20 metres
- Yard, front - minimum - 6 metres
- Yard, rear - minimum - 9 metres
- Yard, side - minimum - 3 metres or one-half
the height of the side
wall of the building,
whichever is greater
- Lot coverage - maximum - 40 percent

iv) Other permitted uses

- Lot area - minimum - 465 square metres
- Lot frontage - minimum - 15 metres
- Yard, front - minimum - 6 metres
- Yard, side - minimum - 1.5 metres or one-half
the height of the side
wall of the building,
whichever is greater,
except 3 metres from
flankage
- Yard, rear - minimum - 7.5 metres

b) Floor Area - The following regulations apply to
any building or structures erected in the
RI-Residential District:

- i) single detached dwellings - minimum - 75 square
metres
- ii) semi-detached & duplex dwellings -
- minimum - 60 square
metres
per dwelling unit
- iii) multiple unit dwellings
 - bachelor dwelling unit - min - 35 square metres
 - 1 bedroom dwelling unit - min - 50 square metres
per dwelling unit
 - 2 bedroom dwelling unit - min - 70 square metres
per dwelling unit
- iv) Public Works - minimum - no requirement
- v) Other uses - minimum - 90 square metres

5.4.3 R2-Residential District

(1) Permitted Uses - The following are permitted uses in the R2-Residential District.

- a) Mobile home courts
- b) Mobile homes
- c) Public works excepting offices, shops, warehouses and storage yards
- d) Sports fields, parks and playgrounds
- e) Home occupations

(2) Accessory Uses - Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted use shall be permitted.

(3) Regulations

The following regulations apply to principal buildings or structures erected in the R2-Residential District:

- a) All mobile homes must have Canadian Standards Association certification.
- b) All mobile homes shall be skirted from the floor level to ground level with plywood sheathing or similar material.

c) Lot Requirements

Lot area - minimum - mobile home - 465 square metres
- mobile home court - 2 hectares

Lot frontage - minimum - 15 metres

Yard, front - minimum - mobile home court - 7.5 metres
- mobile home - 4.5 metres

Yard, rear - minimum - mobile home court - 7.5 metres
- mobile home - 3 metres

Yard, side - minimum - mobile home court - 7.5 metres
- mobile home - 1. metres
except 3 metres along flankage

3. Regulations - cont'd

d) Floor Area

- i) mobile homes - minimum - 75 square metres

e) Mobile Home Court

- i) All mobile home courts shall conform to the Public Health Act and Mobile Home Regulations 1974 and amendments thereto.
- ii) All roadways in the mobile home court shall have a minimum 15 metre right-of-way, be hardsurfaced, and self-drained.
- iii) A minimum of 10% of the gross area of the mobile home court shall be devoted to communal open space or recreational facilities.

5.4.4 R3-Residential District

(1) Permitted Uses - The following are permitted uses in the R3-Residential District.

- a) Single detached dwellings
- b) Public utilities, excluding offices, shops, warehouses and storage yards
- c) Home occupations

(2) Accessory Uses - Buildings, structures or uses secondary and subordinate to and located on the same lot with the principal permitted use shall be permitted.

(3) Regulations

a) Lot Requirements

i) Single Detached Dwellings

Lot area - minimum - 930 square metres

Lot frontage - minimum - 30 metres

Yard, front - minimum - 6 metres

Yard, rear - minimum - 9 metres

Yard, side - minimum - 1.5 metres

Other Uses - no minimum

b) Floor Area

i) single detached dwellings - minimum - 75 square metres

ii) public works - minimum - no requirement

5.4.5 CL-COMMERCIAL DISTRICT

(1) Permitted Uses - The following uses are permitted in the Cl-Commercial District:

- a) Bakeries
- b) Banks and other financial institutions
- c) Billiard halls, bowling alleys and commercial recreational facilities but excluding other skating and curling rinks
- d) Bus depot
- e) Cultural institutions
- f) Firehalls
- g) Halls and auditoriums
- h) Health care clinics
- i) Hotels, motels
- j) Licensed beverage rooms and other places for the sale or consumption of beer, wine or other spirits, with or without food
- k) Lodges, fraternal organizations and clubs
- l) Offices
- m) Service stations
- n) Car washes
- o) Public works excluding shops, warehouses and storage yards
- p) Restaurants and other eating establishments
- q) Retail stores
- r) Theatres
- s) Construction trades
- t) Undertaking establishments
- u) Household appliance sales and repair
- v) Religious institutions
- w) Parking lots

(2) Accessory Uses - Buildings, structures or uses including one dwelling unit for the owner, secondary and subordinate to, and located on the same lot with the principal use shall be permitted. Section 5.4.5(4)(b) shall apply to dwelling units.

(3) Regulations

a) Lot Requirements

- i) Lot area - minimum - motels, service stations - 930 square metres
- other uses - 275 square metres
- ii) Lot frontage - minimum - motels, service stations, - 30 metres
- other uses - 7.5 metres

(3) Regulations - Con't

- iii) Yard, front - minimum - motels, service stations - 15 metres
- other uses - no requirement
- iv) Yard, side - no minimum, except where the side of a lot in any C1-Commercial District abuts any Residential District, a side yard of at least 1.5 metres shall be provided. For shopping centres a minimum of 3 metres shall be provided if abutting a residential district.

(4) Special Performance Standards for Dwelling Units, and Service Stations

a) Dwelling Units (as accessory use)

- i) Must be located within the building of the commercial establishment and shall be subordinate to the principal use.
- ii) Shall have an entrance separate from that of the commercial establishment.
- iii) Shall have a fire exit secondary to the required entrance.
- iv) Shall not be located below the commercial establishment.

b) Service Stations

- i) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot lines.
- ii) All automobile parts, dismantled or partially dismantled vehicles shall be stored within a building or screened from public view by a fence or landscaped acceptable to Council.
- iii) All development which adjoins a residential district shall provide a fence of at least two metres erected along the property line and be landscaped acceptable to Council.

5.4.6 C2-COMMERCIAL DISTRICT

- (1) Permitted Uses - The following uses are permitted in the C2-Commercial District:

- a) Agricultural implement dealerships
- b) Car washes
- c) Construction trades
- d) Motels
- e) Motor vehicles, mobile home and recreational vehicle sales and service
- f) Autobody shops
- g) Public works
- h) Restaurants
- i) Service stations
- j) Trucking operations
- k) Bulk petroleum sales and storage subject to the regulations of Saskatchewan Labour
- l) Tourist campgrounds

- (2) Accessory Uses

Buildings, structures or uses including one dwelling unit for a caretaker or manager, secondary and subordinate to and located on the same lot with the principal permitted use shall be permitted.

- (3) Regulations

- a) Lot Requirements

- i) Lot area - minimum - 465 square metres
- Lot frontage - minimum - 15 metres
- Yard, front - minimum - 7.5 metres
- Yard, rear - minimum - 4.5 metres
- Yard, side - minimum - 1.5 metres, except 4 metres along flankage, and that the sum of both side yards exceeds 5.5 metres

- ii) Other Uses

- Lot area - minimum - 790 square metres
- Lot frontage - minimum - 22 metres
- Yard, front - minimum - 7.5 metres
- Yard, rear - minimum - 4.5 metres
- Yard, side - minimum - 1.5 metres, except 4 metres along flankage, and that the sum of both side yards exceeds 5.5 metres

5.4.7 RW-Railway/Industrial District

(1) Permitted Uses

The following are permitted uses in the RW-Railway/Industrial District:

- a) Agricultural implement dealerships
- b) Auction markets
- c) Carwashes
- d) Construction trades
- e) Industrial equipment storage, sales and maintenance
- f) Lumber yards and building supply establishments
- g) Motor vehicle sales, storage and servicing including autobody shops
- h) Elevators
- i) Public works
- j) Service stations
- k) Trucking operations
- l) Station grounds and railway facilities
- m) Warehouses and storage yards
- n) Wholesale establishments

(2) Discretionary Uses

The following are discretionary uses in the RW-Railway/Industrial District:

- a) Bulk petroleum sales and storage subject to the regulations of Saskatchewan Labour
- b) Concrete batch plants subject to the regulations of Saskatchewan Environment
- c) Fertilizer sales and storage subject to the regulations of Saskatchewan Environment
- d) Junk yards and auto wreckers
- e) Seed cleaning plants subject to the regulations of Saskatchewan Environment

(3) Accessory Uses

Buildings, structures or uses including one dwelling unit for a caretaker or manager, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary uses, shall be permitted.

(4) Regulations

a) Lot Requirements

Lot area	- minimum - 790 square metres
Lot frontage	- minimum - 22 metres
Yard, front	- minimum - 7.5 metres
Yard, rear	- minimum - 7.5 metres
Yard, side	- minimum - 4.5 metres

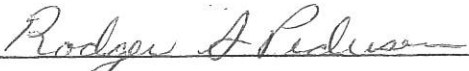
5.4.8 CS-Community Service District

- (1) Permitted Use - The following are permitted in the CS-Community Service District:
- a) Parks
 - b) Playgrounds
 - c) Sports fields
 - d) Schools and educational facilities
 - e) Cultural institutions
 - f) Religious institutions
 - g) Public works
 - h) Golf courses
 - i) Skating rinks
 - j) Curling rinks
 - k) Lodges, clubs and community centres
 - l) Swimming pools
 - m) Cemeteries
- (2) Accessory Uses - Buildings, structures or uses secondary or subordinate to and located on the same lot with the principal permitted use shall be permitted.
- (3) Regulations
- a) Lot Requirements
 - i) Public works - no minimum
 - ii) All other permitted uses
 - Lot area - minimum - 450 square metres
 - Lot frontage - minimum - 15 metres
 - Yard, front - minimum - 6 metres
 - Yard, rear - minimum - 6 metres
 - Yard, side - minimum - 3 metres

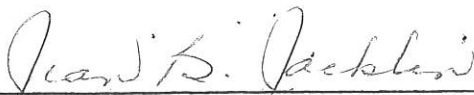
COMING INTO FORCE

(1) Coming into Force

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


MAYOR

S E A L


ADMINISTRATOR

