
The Town of Canora

Zoning Bylaw

Revised: October 3, 2018



TOWN OF CANORA
THE HEART OF GOOD SPIRIT COUNTRY


Schedule "A"
Zoning Bylaw
For the
Town of Canora
Bylaw No. 89-07

TOWN OF CANORA
BYLAW NO. 89-07
A BYLAW TO ADOPT A ZONING BYLAW

The Council of the Town of Canora in the Province of Saskatchewan pursuant to Section 67(1) of the Planning and Development Act, 1983, enacts as follows:

- 1) Council adopt the provisions of Schedule "A" forming part of this Bylaw, entitled the Town of Canora Zoning Bylaw and the Town of Canora Zoning District Map.
- 2) This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.





Mayor



Town Administrator

Introduced and read a first and second time this 14th day of March, 1989.

Read a third time and adopted this 18th day of April, 1989.

Certified a true copy of Bylaw No. 89-07 adopted by Canora Town Council on the 18th day of April, 1989.



P.N. Dergousoff
Town Administrator



Table of Contents

Schedule of Amendments.....	1
Part I Introductions.....	4
Part II Definitions.....	5
Part III Administration.....	9
Part IV General Regulations.....	13
Part V Zoning Districts.....	17
Part VI Effect Date of the Bylaw.....	27

Part I Introductions

Under the authority granted by *The Planning and Development Act, 1983*, the Council of the Town of Canora in the Province of Saskatchewan, in open meeting, hereby enacts as follows:

<u>Title</u>	This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Town of Canora.
<u>Purpose</u>	The purpose of this Bylaw is to control the use of land in the Town of Canora so as 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 policies of the Basic Planning Statement.
<u>Scope</u>	No development shall hereafter be permitted within the limits of the Town of Canora except in the conformity with the provisions of this Bylaw, the Basic Planning Statement and The Act.
<u>Severability</u>	A decision of a Court that one or more provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

Part II 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:

<u>Accessory</u>	A use, separate building or structure, including tarp or fabric-covered structures, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.
<u>Act</u>	The Planning and Development Act, 1983.
<u>Building</u>	Any structure constructed or placed on, in or over land but does not include a public highway.
<u>Building Principal</u>	A building in which the main or primary use of the lot is conducted.
<u>Council</u>	The Council of the Town of Canora.
<u>Development</u>	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 the use of any building or land.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.
<u>Dwelling Unit</u>	One or more rooms that may be used as a residence with each unit having separate sleeping, cooking and toilet facilities.
<u>Dwelling, Multiple</u>	A building containing three or more dwelling units.
<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.
<u>Dwelling, Semi-detached</u>	A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
<u>Dwelling, Single Detached</u>	A building containing only one dwelling unit.
<u>Home Occupation</u>	An occupation, trade, profession or craft conducted for gain in a dwelling unit or a conforming accessory structure by the resident(s) and which is incidental and secondary to the residence.

<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers, and where a guest register or record is kept.
<u>Lot</u>	An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.
<u>Lot Line, Front</u>	A line separating the lot from the street; for a corner lot, the shorter line abutting a street.
<u>Lot Line, Rear</u>	The lot line at the rear of the lot and opposite the front lot line.
<u>Lot Line, Side</u>	The lot line other than a front or rear lot line.
<u>Minister</u>	The member of the Executive Council to whom for the time being is assigned the administration of the Act.
<u>Mobile Home</u>	A trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and water closet or other similar facility that may be connected to a sewage system.
<u>Mobile Home Court</u>	A lot under single management for the placement of two or more mobile homes.
<u>Mobile Home Site</u>	An area within a mobile home court intended for the placement of a mobile home.
<u>Motel</u>	A hotel for temporary use by automobile tourists or travellers.
<u>Parking Lot</u>	Open space, other than a street, used for temporary parking of more than four automobiles and available for public use, or as accommodation for clients, employees or customers.
<u>Parking Space</u>	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 2.7 metres (9 ft.) in width.
<u>Personal Care Home</u>	As defined by <u>The Personal Care Home Act</u> of Saskatchewan means a facility that provides: <ul style="list-style-type: none"> i) Accommodation and meals; and ii) Supervision or assistance with personal care to an adult who is not a relative of the person who operates the facility, but does not include any facility: <ul style="list-style-type: none"> – For which a license is issued pursuant to <u>The Housing and Special-Care Homes Act</u>;

- For which a license or certificate of approval is issued pursuant to The Residential Services Act;
- That a facility within the meaning of The Mental Health Services Act;
- That is a hospital approved pursuant to The Hospital Standards Act or any former Hospital Standards Act;
- That is a clinic within the meaning of The Cancer Foundation Act;
- That is operated or funded pursuant to The Alcohol and Drug Abuse Commission Act; or that is designed in the regulations.

Public Work

- i) systems for the production or distribution of electricity;
- ii) systems for the distribution of natural gas or oil;
- iii) facilities for the storage, transmission, treatment, distribution or supply of water;
- iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
- v) 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 and not less than 13.9 square metres (150 sq. ft.) of gross floor area but without private toilet facilities.

Screen

A visual barrier consisting of a fence of substantial and uniform construction at a minimum height of 6 feet or greater that completely obstructs public view of storage or processing areas.

Service Station

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

Shopping Centre

A group of retail, business or office establishments located in a single building and providing for their mutual benefit with off-street parking and other joint facilities.

Sign

Any figures, numbers, emblems, pictures, devices, marks or designs, intended to be visible from other than inside a building for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.

<u>Structural Alteration</u>	The construction or reconstruction of the supporting elements of a building.
<u>Tower</u>	Any structure used for the transmission or receipt of radio, television, telecommunications, mechanical or electrical energy for industrial, commercial, private or public use, or for the storage of any substance or liquid.
<u>Town</u>	Shall mean the Town of Canora.
<u>Townhouse or Rowhouse</u>	A building divided into three or more dwelling units located side by side under one roof and sharing common walls.
<u>Yard</u>	Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.
<u>Yard, Front</u>	That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Rear</u>	That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Side</u>	That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

Part III Administration

1. Development Officer

The Town Chief Administrator shall be the Development Officer responsible for the administration of this Bylaw.

2. Development Permit

- A. Except where a particular development is specifically exempted by Part III, Section 5 no person shall undertake a development or commence a use without a development permit first being obtained.
- B. A development Permit cannot be issued in contravention of any provisions of this Bylaw.

3. Development Permit Procedure

- A. An application for a development permit shall be made in writing to the Development Officer in any form prescribed by Council.
- B. Where an application for a development permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this Bylaw.
- C. Where an application for a development permit is made for a discretionary use, the Development Officer shall advise Council as soon as practicable.
- D. As soon as practicable after Council is advised that an application has been made for a development permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
- E. Upon approval of a discretionary use application by resolution of Council the Development Officer shall issue a development permit subject to any development standards prescribed by Council based on the guidelines for such standards contained in this Bylaw.
- F. Where an application for a development permit is made for a use subject to special regulations or standards, the Development Officer shall issue a permit including those special regulations or standards.
- G. Every decision shall be in writing and a copy sent to the applicant.
- H. A development permit is valid for a period of twelve months.
- I. Where in the opinion of the Development Officer determines that a development is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the Development Officer shall suspend the development permit and notify the permit holder that the permit is no longer in force.

- J. Where the Council is satisfied that a development permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Council may reinstate the development permit and notify the permit holder that the permit is valid and in force.

4. Referral to Department of Health

The Development Officer shall forward a copy of all approved development permit applications involving installation of water and sanitary services to the local office of the Department of Health.

5. Development Not Requiring a Permit

A development permit is not required for the following:

- A. Maintenance, construction or installation of any public works.
- B. Fences less than two metres (6.5 ft.) in height except when required as a visible barrier or screen under Part IV Section 12 or Part V Sections 8(4), 9(4), 10(4) and 11(4) of this bylaw.
- C. Accessory buildings or structures less than nine square metres in area.
- D. Maintenance or repair of any building or structure not including structural alterations.
- E. Signs in residential districts which conform to Part IV, Section 7.

6. Development Appeals Board

- A. A Development Appeals Board is hereby established.
- B. The Development Appeals Board shall be appointed in accordance with Sections 92 and 93 of the Act.
- C. An appeal to the Development Appeals Board and there from to the Provincial Planning Appeals Board may be taken in accordance with Section 96 of the Act.

7. Fee for Zoning Amendment Application

When an application is made to the Council for an amendment to this Bylaw, such application shall be accompanied by an application fee of \$50.00.

8. Offences and Penalties

Any person who violates this Bylaw is guilty of an offense and liable on summary conviction to the penalties of the Act.

9. Minor Variances to the Zoning Bylaw

- A. An application may be made to the Development Officer for a minor variance to the zoning bylaw in a form as prescribed by the Development Officer.
- B. The Development Officer shall maintain a register as an appendix to the zoning bylaw of all minor variance applications.
- C. The Development Officer may vary the requirements of the zoning bylaw subject to the following conditions:
 - i. A minor variance may be granted for variation only if;
 - 1. The minimum required distance of a building from the lot line; and
 - 2. The minimum required distance of a building to any other building on the lot;
 - ii. The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the zoning bylaw;
 - iii. The development shall conform to the zoning bylaw with respect to the use of land;
 - iv. The relaxation of the zoning bylaw shall not injuriously affect neighbouring properties;
 - v. 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 82 of The Planning and Development Act, 1983.
- D. An application for a minor variance shall be in a form prescribed by the Development Officer.
- E. On receipt of an application for a minor variance, the Development Officer may:
 - i. Approve the minor variance
 - ii. Approve the minor variance and impose terms and conditions on the approval; or refuse the minor variance
- F. Where the Development Officer imposes terms and conditions on an approval pursuant to subsection (5), the terms and conditions shall be consistent with:
 - i. Minimizing adverse impacts on neighbouring properties;
 - ii. Providing adequate separation between buildings for safety reasons;
 - iii. Avoiding encroachment into adjoining property.
- G. 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.
- H. 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.
- I. The written notice required pursuant to subsection (8) shall:
 - i. Contain a summary of the application for minor variance;

- ii. Provide a reason for and an effective date of the decision;
 - iii. Indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
 - iv. 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.
- J. The written notice required pursuant to subsection (8) shall be delivered:
 - i. By registered mail; or
 - ii. By personal service.
- K. A decision approving a minor variance, with or without terms and conditions, does not take effect;
 - i. In the case of a notice sent by registered mail, until 23 days from the date the notice was mailed;
 - ii. In the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- L. 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 (9), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
 - i. Of the revocation of the approval; and
 - ii. Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- M. 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.

Part IV 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 regulation bylaw or any other bylaw in force within the town or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the town. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

2. Front Yard Reduction

Notwithstanding the minimum depth of front yard required by this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement for front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

3. Permitted Yard Encroachments

The following yard encroachments shall be permitted:

- A. Uncovered balconies, porches, verandas, and decks may project 1.8 metres (6 ft.) into any required front or rear yard.
- B. Window sills, eaves, gutters, bay windows, chimneys, and similar non-structural alterations may project a distance of 0.6 metres (2 ft.) into any required yard but not closer to a lot line than 0.15 metres (0.5 ft.).

4. Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, condominiums, and multiple unit dwellings. The Development Officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable) will be necessary if any future application for subdivision is made.

5. Non-Conforming Buildings and Uses

- A. Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 113 to 118 inclusive of the Act.
- B. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric

System of Measurement where such non-conformity is resulted solely from such change and is reasonably equivalent to the metric standard herein established.

6. Grading and Levelling of Lots

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

7. Signs

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding one square metre (11 ft.) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Commercial, Industrial and Urban Reserve Districts:
 - i. No more than two permanent signs are permitted per principal use.
 - ii. The facial area of a sign may not exceed 3.5 square metres (38 sq. ft.).
 - iii. A sign may be double faced.
 - iv. No sign shall exceed six metres (20 ft.) in total height above the ground in the C-1 Commercial, the C-2 Commercial Industrial and Urban Reserve Districts. Signs in the C-3 Districts may exceed six metres (20 ft.) above the ground to a maximum height of eight metres (26 ft.).
 - v. Signs advertising the principal use or the principal products offered for sale on the premises are permitted.
- D. In Residential Districts
 - i. One permanent sign is permitted per lot.
 - ii. In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
 - iii. The facial area of a sign may not exceed 0.1 square metres (1 ft.).

8. Accessory Buildings or Structure

- A. Accessory buildings shall not be located less than 1.5 metres (5 feet) from a lane.
- B. Accessory buildings shall not be located in a required front or side yard.
- C. Accessory buildings in a rear yard shall not be located less than 1.5 metres (5 feet) from the side lot line except in the R-2 Residential District where a 0.9 metre (3 feet) side yard shall be required.
- D. In a residential district, a carport or garage of up to 93.7 square metres (1,008 sq. ft.) in area shall be permitted

E. In a residential district, accessory buildings shall not exceed 5.25 metres (17 ft.) in height.

F. In a residential district, the placement of c-storage containers is prohibited.

9. Home Occupations

A. Home occupations shall be located in single detached, semi-detached, duplex dwelling, mobile home or in a building accessory to the dwelling.

B. Home occupations shall be conducted entirely within the dwelling or accessory building.

C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage or material and no other variation from the residential character of the building.

10. Outdoor Storage

A. In any residential district only outdoor storage incidental to the principal use shall be permitted.

B. No outdoor storage shall be permitted in the required front yard of any lot, but this shall not limit the customary display of any goods permitted to be sold on the lot.

11. Side Yard Exception

For multiple dwellings, townhouses, rowhouses or multiple unit dwellings, no side yard shall be required where dwelling units share a common party wall.

12. General Development Standards Applicable to Discretionary Uses

A. Sites shall be landscaped to maintain the character and amenity of the neighbourhood.

B. Adequate on site parking shall be provided and maintained.

C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.

D. Adequate receptacles for refuse and litter shall be supplied.

E. No sound, light, glare, heat, dust, or other emissions shall be transmitted beyond the lot lines.

F. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.

G. With consideration in dwellings in the C-1 Downtown Commercial District, yard requirements and regulations maybe adjusted to meet special requirements.

- H. All towers or other potentially dangerous structures shall be enclosed by a locked protective fence at least 1.8 metres (6 ft.) in height, if no locked anti-climbing device is installed on the structure. No tower or other potentially dangerous structure shall obstruct air navigation or communication due to its height or electrical interference. In determining the standards to regulate such matters, Council may consult with Communications Canada, Transport Canada, SaskPower or any other appropriate agency.

13. Off-Street Parking

Off-street parking shall be provided as follows:

	Use	Parking Spaces Required
i.	Multiple-unit dwellings	1.25 for each dwelling unit
ii.	Other dwellings	1 for each dwelling
iii.	Mobile homes	1 for each mobile home
iv.	Rooming houses	1 for each rooming unit
v.	Hotels and motels	1 for each unit
vi.	Restaurants, theatres, assembly halls, or places of worship	1 for every 10 seats
vii.	Schools, educational institutions	2 for each classroom
viii.	Other uses	1 for each 90 sq. m. (969 sq. ft.) of gross floor area
ix.	Offices, retail stores and financial institutions	(Number of full time equivalent staff) x (.75)

14. Off-Site Parking

File a caveat to protect a designated parking lot.

15. Personal Care Homes

- A. All personal care homes must be licensed or approved under Provincial Statutes.
- B. Notwithstanding The Personal Care Homes Act, the Fire Inspector shall be permitted to have access to inspect or re-inspect the premises of any personal care home at any reasonable time.
- C. All personal care home applications must be submitted to Town Council for approval and Council may at its discretion, petition all property owners within a 300 metre (984 ft.) radius prior to granting or denying approval.

Part V Zoning Districts

1. Zoning Districts

- A. For the purpose of this Bylaw, the Town of Canora is divided into the following Zoning Districts which may be referred to by the appropriate symbols:

Districts	Symbols
Residential District	R1
Residential District	R2
Residential District	R3
Residential Mobile Home	RMH
Downtown Commercial	C1
General Commercial	C2
Highway Commercial	C3
Industrial	M
Urban Reserve	UR

- B. The locations and boundaries of the zoning districts are shown on the Zoning Districts Map (located at back of this booklet).

2. Zoning Map

The map, bearing the statement, “This is the Zoning District Map referred to in Bylaw No. 89-07”, adopted by the Town of Canora signed by the Mayor and the Town Administrator under the Seal of The Town shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw (located at the back of this booklet).

3. Holding Provisions

- A. Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”, any lands so designated on the map shall be subject to a holding provision.
- B. Any lands subject to a holding provision shall only be used for the following uses:
- i. Agricultural cropping
 - ii. Public works
- C. Any structures on lands subject to a holding provision may continue to be used and structural alterations and additions which conform to the regulations of the R1 – Residential District may be made.

4. R1 – Residential Districts

1. Intent

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

2. Permitted Uses

The following are permitted uses in the R1 – Districts:

- i. Single detached dwellings
- ii. Semi-detached and duplex dwellings
- iii. Parks and playgrounds
- iv. Schools and educational institutions
- v. Cultural institutions
- vi. Hospitals
- vii. Places of worship and religious institutions
- viii. Public works (excluding offices, warehouses and storage yards)
- ix. Recreational uses (including sports fields, rinks and golf courses)

3. Discretionary Uses

The following are discretionary uses in the R1 – Districts:

- i. Home occupations
- ii. Day care centres, subject to Department of Social Service regulations
- iii. Ambulance services
- iv. Existing multiple unit dwellings
- v. Personal care homes
- vi. Condominiums
- vii. Towers

4. Regulations

	Requirement	Single Detached Dwellings	Semi-detached & Duplex Dwelling	Other Uses
i.	Lot area, minimum	300 sq. m. (3229 sq. ft.) with a lane, otherwise 450 sq. m. (4844 sq. ft.)	225 sq. m. (2422 sq. ft.) per unit with a lane, otherwise 315 sq. m. (3391 sq. ft.) per unit	450 sq. m. (4844 sq. ft.) *
ii.	Lot frontage, minimum for rectangular lots	12 m. (39 ft.) with a lane otherwise 15 m. (49 ft.)	8.5 m. (28 sq. ft.) per unit with a lane, otherwise 10.5 m. (34 ft.) per unit	15 m. (49 ft.) *
iii.	Front yard, minimum	7.5 m. (25 ft.)	7.5 m. (25 ft.)	7.5 m. (25 ft.) *
iv.	Rear yard, minimum	8 m. (26 ft.)	8 m. (26 ft.)	7.5 m. (25 ft.) *
v.	Side yard, minimum	1.5 m. (5 ft.)	1.5 m. (5 ft.)	3.5 m. (11.5 ft.)
vi.	Height, maximum	10.5 m. (34 ft.)	10.5 m. (34 ft.)	No maximum
vii.	Building, minimum area	92.9 sq. m. (1000 sq. ft.)		
viii.	Side yard, minimum for accessory buildings	0.61 metres (2 feet)		

*No minimum requirement for parks, playgrounds and public works.

5. Regulations for Existing Multiple Unit Dwellings

Requirement	Multiple Unit Dwellings	Townhouses, Rowhouses
i. Lot area, minimum	50 sq. m. (538 sq. ft.) per unit	200 sq. m. (2153 sq. ft.) per unit
ii. Lot frontage, minimum	21 m. (69 ft.)	7.6 m. (25 ft.) per unit
iii. Front yard, minimum	7.5 m. (25 ft.)	7.5 m. (25 ft.)
iv. Rear yard, minimum	8 m. (26 ft.)	6 m. (20 ft.)
v. Side yard, minimum	3.5 m. (12 ft.) or ½ the average wall height whichever is greater	2 m. (7 ft.)
vi. Lot coverage, maximum	50 %	40 %
vii. Requirements for other uses are the same as in the R1 – Residential District.		

5. R2 – Residential Districts

1. Intent

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

2. Permitted Uses

The following are permitted uses in the R2 – Districts:

- i. Single detached dwellings
- ii. Semi-detached and duplex dwellings
- iii. Parks and playgrounds
- iv. Schools and educational institutions
- v. Cultural institutions
- vi. Hospitals
- vii. Places of worship and religious institutions
- viii. Public works (excluding offices, warehouses and storage yards)
- ix. Recreational uses (including sports fields, rinks and golf courses)
- x. Townhouses and rowhouses
- xi. Multiple unit dwelling

3. Discretionary Uses

The following are discretionary uses in the R2 – Districts:

- i. Home occupations
- ii. Day care centres, subject to Department of Social Service regulations
- iii. Ambulance services
- iv. Craft and art shops
- v. Personal care homes
- vi. Condominiums
- vii. Towers
- viii. Parking lots
- ix. Auto glass repair services

4. Regulations

Requirement	Multiple Unit Dwellings	Town Houses, Rowhouses
i. Lot area, minimum	50 sq. m. (538 sq. ft.) per unit	200 sq. m. (2153 sq. ft.) per unit
ii. Lot frontage, minimum	21 m. (69 ft.)	7.6 m. (25 ft.) per unit
iii. Front yard, minimum	7.5 m. (25 ft.)	7.5 m. (25 ft.)
iv. Rear yard, minimum	8 m. (26 ft.)	6 m. (20 ft.)
v. Side yard, minimum	3.5 m. (12 ft.) or ½ the average wall height which ever is greater	2 m. (7 ft.)
vi. Lot coverage, maximum	50 %	40 %
vii. Minimum single detached dwelling size	74.3 sq. m. (800 sq. ft.)	
viii. Requirements for other uses are the same as in R1 – Residential District (except that the minimum side yard for single detached dwellings, semi-detached dwellings and duplex dwellings is 0.9 m. (3 ft.))		

6. R3 – Residential Districts

1. Intent

The purpose of this district is to provide for very low density residential and agricultural development on large lots.

2. Permitted Uses

The following are permitted uses in the R3 – Districts:

- i. Single detached dwellings
- ii. Parks and playgrounds
- iii. Agricultural cropping
- iv. Public works (excluding warehouses and storage yards)

3. Discretionary Uses

The following are discretionary uses in the R3 – Districts:

- i. Home occupations
- ii. Mobile homes
- iii. Ambulance services
- iv. Personal care homes
- v. Condominiums
- vi. Towers

4. Regulations

Requirement	Measurements
i Lot area, minimum	200 sq. m. (2153 sq. ft.) *
ii Lot width, minimum	24 m. (79 ft.) *
iii Front yard, minimum	7.6 m. (25 ft.) *
iv Side yard, minimum	2.0 m. (7 ft.) *
v Rear yard, minimum	7.6 m. (25 ft.)*
vi Minimum single detached size	92.9 sq. m. (1000 sq ft.)

*No minimum requirements for public works other than offices.

7. RMH – Residential Mobile Home District

1. Intent

The purpose of this district is to provide for the development of mobile homes and related uses.

2. Permitted Uses

The following are permitted uses in the RMH Districts:

- i. Mobile homes
- ii. Public works (excluding warehouses and storage yards)
- iii. Parks and playgrounds

3. Discretionary Uses

The following are discretionary uses in the RMH Districts:

- i. Day care centres
- ii. Home occupations
- iii. Mobile home parks, subject to Department of Health regulations
- iv. Ambulance services
- v. Personal care homes
- vi. Towers

4. Regulations

Requirement	Measurements
i. Lot area, minimum	360 sq. m. (3875 ft.) with a lane* 450 sq. m. (4844 sq. ft.) without a lane*
ii. Lot width, minimum for rectangular lots	12 m. (40 ft.) with a lane* 15 m. (50 ft.) without a lane*
iii. Front yard, minimum	5 m. (16 ft.)*
iv. Rear yard, minimum	5 m. (16 ft.)*
v. Side yard, minimum	1.2 m. (4 ft.)*

*No minimum requirements for public works other than offices.

8. C1 – Downtown Commercial District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the C1 - Districts:

- i. Offices
- ii. Bakeries with retail sales
- iii. Personal service establishments
- iv. Banks and financial institutions
- v. Medical, dental offices and clinics
- vi. Printing plants and newspaper offices
- vii. Restaurants
- viii. Retail stores
- ix. Theatres and assembly halls
- x. Undertaking establishments, funeral homes
- xi. Hotels and motels
- xii. Service and repair shops
- xiii. Libraries and cultural institutions
- xiv. Places of worship and religious institutions
- xv. Service stations
- xvi. Lodges and social clubs
- xvii. Parking lots
- xviii. Public works (excluding warehouses and storage yards)
- xix. Dwelling units attached above a commercial establishment
- xx. Automobile sales and service
- xxi. Day care centres

3. Discretionary Uses

The following are discretionary uses in the C1 - Districts:

- i. Commercial recreation establishments
- ii. Multiple unit dwellings
- iii. Shops of plumbers, pipefitters, electricians and other industrial tradespeople
- iv. Ambulance services
- v. Dwelling units attached to a commercial establishment at ground level
- vi. Single detached, semi-detached and duplex dwellings on a property already having a residence on there
- vii. Commercial greenhouses
- viii. Veterinarian offices, small animal clinics and hospitals
- ix. Condominiums
- x. Towers

4. Regulations

	Requirement	Measurements
i.	Lot area, minimum	280 sq. m.(3014 sq. ft.), except 929 sq. m. (10,000 sq. ft.) for service stations*
ii.	Lot frontage, minimum	7.5 m. (25 ft.), except 30 m. (99 ft.) for service stations*
iii.	Front yard, minimum	Nil, except 7.5 m. (25 ft.) for service stations
iv.	Rear yard, minimum	6 m. (20 ft.)*
v.	Side yard, minimum	Nil, except 2.1 m. (7 ft.) abutting a residential district without an intervening lane or street*
vi.	All 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.	
vii.	Fuel pumps and other accessory equipment shall be located at least 6 metres (20 feet) from any street or lot line.	
viii.	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.	
ix.	Council may exempt from the requirements to provide off street parking facilities, any person who constructs a new building and pays or agrees to pay to the Council \$300.00 for each parking space that would otherwise be required.	

*No minimum requirements for public works other than offices.

9. C2 – General Commercial District

1. Intent

The purpose of this district is to accommodate the development of a range of commercial and service establishments but that will not conflict with adjacent land uses.

2. Permitted Uses

The following are permitted uses in the C2 - Districts:

- i. All those uses permitted in the C1 – Downtown Commercial District
- ii. Shops of plumbers, pipefitters, electricians and other industrial tradespeople
- iii. Lumber yards and building supply establishments
- iv. Veterinary hospitals and clinics
- v. Car washes
- vi. Commercial recreation establishments
- vii. Establishments for the sale, storage and servicing of motoring vehicles, trailers, farm machinery and equipment
- viii. Public works (including warehouses and storage yards)
- ix. Ambulance services

3. Discretionary Uses

The following are discretionary uses in the C2 - Districts:

- i. Auto body shops

- ii. Salvage yards for the storage of wrecked vehicles
- iii. Commercial greenhouses
- iv. Towers

4. Regulations

	Requirement	Measurements
i.	Lot area, minimum	230 sq. m. (2476 sq. ft.), except 920 sq. m. (9903 sq. ft.) for service stations*
ii.	Lot frontage, minimum	7.5 m. (25 ft.), except 30 m. (99 ft.) for service stations*
iii.	Front yard, minimum	Nil, except 7.5 m. (25 ft.) for service stations*
iv.	Rear yard, minimum	6 m. (20 ft.) *
v.	Side yard, minimum	Nil, except 1.5 m. (5 ft.) abutting a residential district without an intervening lane or street*
vi.	All 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.	
vii.	Fuel pumps and other accessory equipment shall be located at least 6 metres (20 feet) from any street or lot line.	
viii.	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.	

*No minimum requirements for public works other than offices, warehouses and storage yards.

10. C3 – Highway Commercial District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the C3 - Districts:

- i. Motels
- ii. Service stations
- iii. Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
- iv. Car washes
- v. Restaurants
- vi. Veterinary hospitals and offices of veterinary surgeons
- vii. Public works (including warehouses and storage yards)
- viii. Furniture and appliance sales and services
- ix. Lumber yards and building supply establishments
- x. Shopping centres

3. Discretionary Uses

The following are discretionary uses in the C3 - Districts:

- i. Truck and freight terminals
- ii. Cement batch plants
- iii. Salvage yards for the sale and storage of wrecked vehicles
- iv. Campgrounds
- v. Ambulance services
- vi. Archery, handgun and small firearms range
- vii. Commercial greenhouses
- viii. Towers

4. Regulations

	Requirement	Measurements
i.	Lot area, minimum	1115 sq. m. (12,002 sq. ft.), except no minimum for public works*
ii.	Lot frontage, minimum	30 m. (98 ft.), except no minimum for public works*
iii.	Front yard, minimum	6 m. (20 ft.)*
iv.	Rear yard, minimum	6 m. (20 ft.)*
v.	Side yard, minimum	1.5 m. (5 ft.)*
vi.	Fuel pumps and other accessory equipment shall be located at least 6 metres (20 feet) from any street or lot line.	
vii.	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.	

*No minimum requirements for public works other than offices, warehouses and storage yards.

11. M – Industrial District

1. Intent

The purpose of this district is to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage.

2. Permitted Uses

The following are permitted uses in the M - Districts:

- i. Railway and ancillary railway functions
- ii. Service stations
- iii. Grain elevators
- iv. Lumber and building supply establishments
- v. Establishments for the sale, storage, rental or servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- vi. Machine shops and welding shops
- vii. Warehouses and wholesale establishments
- viii. Auto body shops
- ix. Car washes
- x. Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- xi. Truck and freight terminals
- xii. Cold storage and locker plants
- xiii. Public works (excluding office buildings, but including warehouses and storage yards)

3. Discretionary Uses

The following are discretionary uses in the M - Districts:

- i. Feed mills and seed cleaning plants subject to the Department of Environment and Public Safety regulations
- ii. Bulk fertilizer and chemical sales subject to the Department of Environment and Public Safety regulations
- iii. Bulk fuel storage and sales subject to the Department of Labour regulations
- iv. Stockyards and auction marts
- v. Salvage yards for the storage of wrecked vehicles
- vi. Commercial greenhouses
- vii. Towers

4. Regulations

Requirement	Measurements
i. Lot area, minimum	929 sq. m. (10000 sq. ft.), except no minimum for public works*
ii. Lot frontage, minimum	30 m. (98 ft.), except no minimum for public works*
iii. Front yard, minimum	7.5 m. (25 ft.)*
iv. Rear yard, minimum	6 m. (20 ft.), except nil abutting railway*
v. Side yard, minimum	3 m. (10 ft.)*
vi. Fuel pumps and other accessory equipment shall be located at least 6 metres (20 feet) from any street or lot line.	
vii. All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.	

*No minimum requirements for public works other than offices, warehouses and storage yards.

12. UR – Urban Reserve District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the UR - Districts:

- i. Agricultural cropping
- ii. Recreational uses including sports fields, campgrounds, parks, golf courses and rinks
- iii. Public works (excluding office buildings and warehouses)

3. Discretionary Uses

The following are discretionary uses in the UR - Districts:

- i. Veterinary hospitals and clinics
- ii. Cemeteries

- iii. Commercial greenhouses
- iv. Home occupations
- v. Dwellings accessory to a discretionary use
- vi. Towers

4. Regulations

Requirement	Measurements
Lot area, minimum	16 ha. for agriculture uses, 2 ha. for other uses, except no minimum for public works

5. Rezoning Land

Proposed rezoning of land from UR – Urban Reserve District to another land use shall be considered only where the rezoning would be in conformity with the Basic Planning Statement. The proposed development shall constitute orderly and economic development with regard to adjacent land uses, and future service requirements such as roads, schools and utilities. All agriculture uses and farm animal operations in the UR Urban Reserve District shall be subject to the Intensive Livestock Operations regulations and the Department of Environment and Public Safety regulations.

Part VI Effective Date of the Bylaw

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