

TOWN OF MARTENSVILLE

ZONING BYLAW

Compiled Up to and Including Bylaw 18-2010

PREPARED FOR:

TOWN OF MARTENSVILLE

PREPARED BY:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK

SEPTEMBER 2010

THE TOWN OF MARTENSVILLE

BYLAW NO. 18-2008

A Bylaw of the Town of Martensville to adopt a Zoning Bylaw.

The Council of the Town of Martensville, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 34(1) of The Planning and Development Act, 2007 the Council of the Town of Martensville hereby adopts the Town of Martensville Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No 2/88, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

Read a first time this 17th day of June, 2008

Read a second time this 19th day of August, 2008

Read a third time this 19th day of August, 2008

Adoption of Bylaw 19th day of August, 2008

S E A L

Mayor

Town Manager

Certified a true copy of the Bylaw adopted by Resolution of Council on the 19th day of August, 2008.

A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires _____.

THE TOWN OF MARTENSVILLE

ZONING BYLAW

Being Schedule "A" to Bylaw No. 18-2008
of the Town of Martensville

Mayor

S E A L

Town Manager

SECTION 1 - INTRODUCTION	1
1.1 TITLE	1
1.2 SCOPE	1
1.3 SEVERABILITY	1
SECTION 2 - INTERPRETATION	2
SECTION 3 - ADMINISTRATION	19
3.1 DEVELOPMENT OFFICER	19
3.2 DEVELOPMENT PERMIT	19
3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS	19
3.4 DEVELOPMENT PERMIT APPLICATION PROCESS	20
3.5 DEVELOPMENT PERMIT APPLICATION FEES	21
3.6 DEVELOPMENT APPEALS BOARD	21
3.7 RIGHT OF APPEAL	21
3.8 MINOR VARIANCES	22
3.9 NON-CONFORMING USES, NON-CONFORMING BUILDINGS AND NON-CONFORMING SITES	22
3.10 DISCRETIONARY USE APPLICATIONS	22
3.11 AMENDING THE ZONING BYLAW	24
3.12 OFFENSES AND PENALTIES	25
SECTION 4 - GENERAL REGULATIONS	26
4.1 LICENCES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION	26
4.2 BUILDING LINES	26
4.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A SITE	26
4.4 REQUIRED YARDS AND OPEN SPACE	26
4.5 FENCES	27
4.6 ACCESSORY BUILDINGS AND STRUCTURES	27
4.7 OFF STREET PARKING AND LOADING	29
4.8 SIGNS	43
4.9 HOME-BASED BUSINESSES	48
4.10 SPECIAL PROVISIONS	51
4.11 SERVICING	54
4.12 STORAGE OF MATERIALS AND UNLICENSED OR INOPERATIVE MOTOR VEHICLES IN RESIDENTIAL DISTRICTS	54
4.13 DEVELOPMENT ON HAZARD LANDS	55
4.14 BUILDINGS OR USES OCCUPYING MORE THAN ONE LOT	55
4.15 EXISTING BUILDINGS	55
4.16 FRONTAGE ON ROAD	56

4.17	BUILDING TO BE MOVED	56
4.18	DEMOLITION OF BUILDINGS	56
4.19	GRADING AND LEVELLING OF SITES	56
4.20	GARAGE AND YARD SALES	56
4.21	WATER	56
4.22	DEPTH TO FRONTAGE RATIO OF RESIDENTIAL LOTS	56
4.23	LANDSCAPING	56
SECTION 5 - ZONING DISTRICTS		59
5.1	CLASSIFICATION OF ZONING DISTRICTS	59
5.2	THE ZONING DISTRICT MAP	59
5.3	BOUNDARIES OF ZONING DISTRICTS	59
5.4	ZONING DISTRICTS	60
5.5	TRANSITIONAL ZONING PROVISIONS	60
5.6	PROPERTIES WITH MORE THAN ONE ZONING DISTRICT	60
SECTION 6 - DISTRICT SCHEDULES		61
6.1	R1 - LOW DENSITY RESIDENTIAL DISTRICT	61
6.2	R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT	67
6.3	R3 - HIGH DENSITY RESIDENTIAL DISTRICT	74
6.4	RMH - MOBILE HOME RESIDENTIAL DISTRICT	81
6.5	CS - COMMUNITY SERVICE DISTRICT	86
6.6	C1 - COMMUNITY CENTRE COMMERCIAL DISTRICT	93
6.7	C2 - HIGHWAY COMMERCIAL DISTRICT	102
6.8	MU - MIXED USE DISTRICT	109
6.9	M - INDUSTRIAL DISTRICT	115
6.10	PR - PARKS AND RECREATION DISTRICT	119
6.11	FUD - FUTURE URBAN DEVELOPMENT DISTRICT	124
SECTION 7 - MAPS		126

SECTION 1 - INTRODUCTION

Under the authority of *The Planning and Development Act, 2007*, and Bylaw No. 17-2008, the Official Community Plan of the Town of Martensville, the Council of the Town of Martensville in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- 1.1 TITLE** - This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Martensville.
- 1.2 SCOPE** - Development shall be permitted within the limits of the Town of Martensville only when in conformity with the provisions of this Bylaw.
- 1.3 SEVERABILITY** - If any section, clause or provision of this Bylaw, including anything shown on the **Zoning District Map**, is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or in part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

SECTION 2 - INTERPRETATION

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:

Above Ground Fuel Storage Tank - Shall mean a storage tank, any portion of which is above grade and containing gasoline, diesel fuel, or propane for retail sale or dispensing into motor vehicles.

Accessory Building or Use - Shall mean a building or use which:

- (a) is subordinate to and serves the principal building or principal use.
- (b) is subordinate in area, extent, and purpose to the principal building or principal use served.
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.
- (d) is located on the same site as the principal building or principal use served.

Act - Shall mean *The Planning and Development Act, 2007*.

Administrator - Shall mean the Town Manager of the Town of Martensville.

Adult Day Care - Shall mean an establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.

Adult Day Care - Type I - Shall mean an adult day care with up to five persons under supervision at any one time.

Adult Day Care - Type II - Shall mean an adult day care with more than five persons under supervision at any one time.

Alteration - Shall mean any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.

Ambulance Station - Shall mean a facility for receiving requests for ambulance service and for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to *The Ambulance Act* and having a current contract with the Regional Health Authority.

Ancillary Use - Shall mean a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

Animal Hospital - Shall mean a place used for the care and treatment of small and large animals involving out-patient care, medical procedures involving hospitalization, and the keeping of animals in outdoor pens.

Apartment House - Shall mean a building divided into three (3) or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence, as distinct from a hotel or motel.

Apartment Building Configuration - Shall mean a building:

- (a) containing five or more dwelling units;
- (b) in which at least one dwelling unit is entirely or partially on top of one or more dwelling units; and
- (c) in which each dwelling unit has a separate entrance directly from outside or through a common area inside, or both.

Bare Land Condominium - Shall mean a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*.

Bare Land Unit - Shall mean a bare land unit as defined within *The Condominium Property Act, 1993*.

Bed and Breakfast Home - Shall mean a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

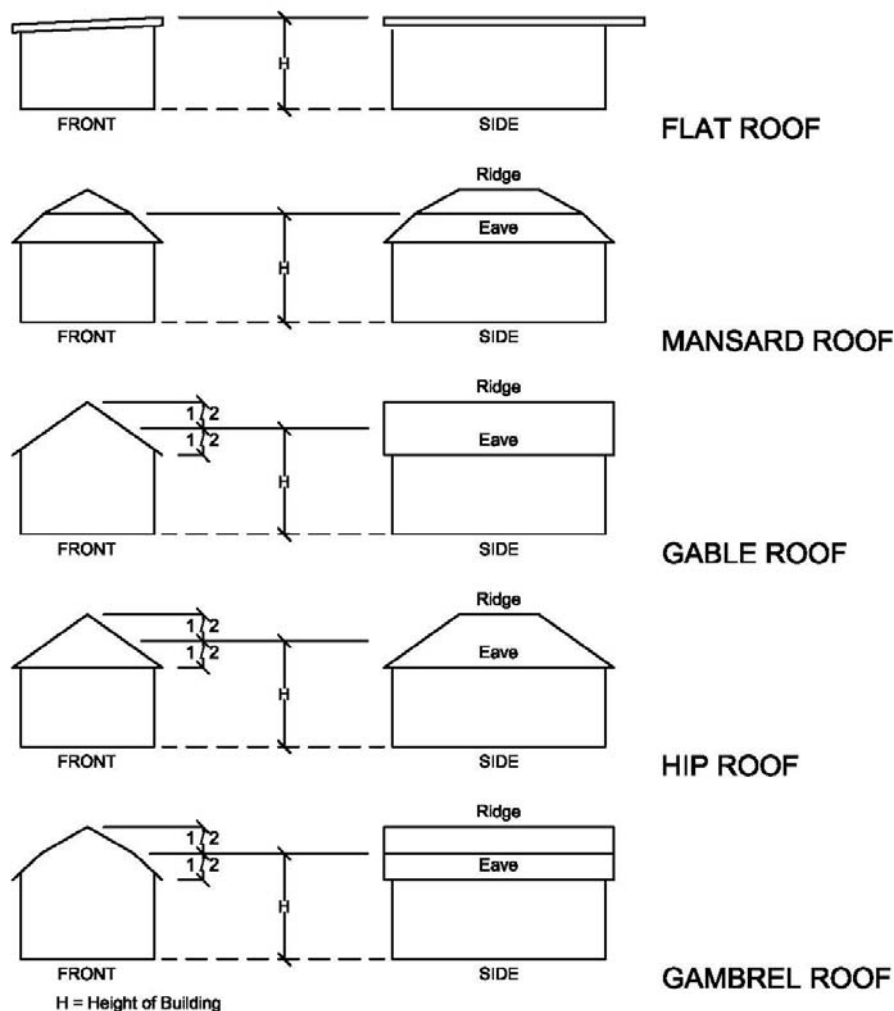
- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation.
- (b) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day.
- (c) the meal which is provided is served before noon each day.

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

Building Bylaw - Shall mean any Bylaw of the Town of Martensville regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

Building Front Line - Shall mean the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

Building Height - Shall mean the vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 2-1).



**FIGURE 2-1: Interpretation of
Building Height Measurement**

Building Line, Established - Shall mean a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

Building Permit - Shall mean a permit issued under a Building Bylaw of the Town of Martensville authorizing the construction of all or part of a building or structure.

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

Building Rear Line - Shall mean the line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.

Building Side Line - Shall mean the line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.

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

Car Wash - Shall mean a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

Cemetery - Shall mean property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

Club - Shall mean a group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

Community Centre - Shall mean a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Construction Trades - Shall mean 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.

Convenience Store - Shall mean a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Corner Site - Shall mean a site at the intersection or junction of two or more streets.

Council - Shall mean the Council of the Town of Martensville.

Cultural Institution - Shall mean an establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

Custodial Care Facility - Shall mean either:

- (a) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act* (Canada) or *The Summary Offences Procedure Act, 1990* (Saskatchewan); or
- (b) a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*.

in which the number of persons in detention, custody or residence does not exceed five.

Day Care Centre - Shall mean a facility for the non-parental care of over four (4) preschool age children on a daily basis and licensed under the *The Child Care Act*.

Deck - Shall mean an open platform elevated above grade, projecting from the face of a wall, cantilevered or supported by columns or brackets, and usually surrounded by a balustrade or railing.

Development - Shall mean 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 use of any building or land.

Development Permit - Shall mean a document authorizing a development, issued pursuant to this Zoning Bylaw.

Discretionary Use - Shall mean a use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Dwelling - Shall mean a building used or intended for residential occupancy.

Dwelling Group - Shall mean a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

Dwelling, Multiple Unit - Shall mean a building divided into three or more dwelling units as herein defined and shall include town or row houses and apartment houses but not hotels, or motels.

Dwelling, Semi-Detached - Shall mean a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units through at least 30% of the depth of the entire structure, measured from the front to the rear building lines.

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

Dwelling, Street Townhouse - Shall mean a dwelling unit on its own site, attached to two or more other dwelling units, each on their own sites, with a common wall dividing the dwelling units throughout at least 40% of the length of the entire structure, measured from the front to the rear building lines.

Dwelling, Two-Unit - Shall mean a detached building divided into two dwelling units but not including single detached dwellings with a secondary suite.

Dwelling Unit - Shall mean a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

Educational Institution - Shall mean a post-secondary college, university or technical institution, but shall not include a private school.

Face Area, Sign - Shall mean the area of the single face of any sign and is calculated using the illustration in Figure 2-2.

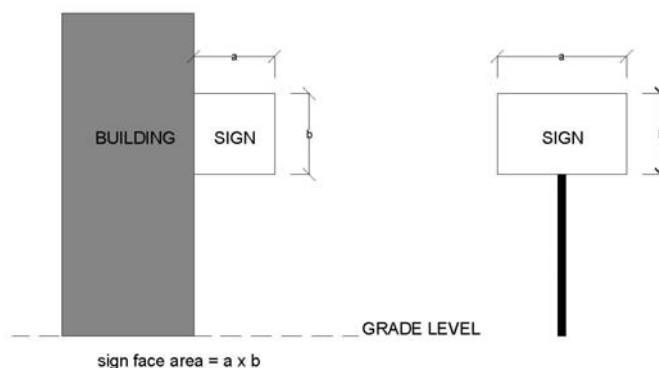


FIGURE 2-2: Calculation of Sign Face Area

Face Area, Total Sign - Shall mean the total amount of sign face area on a sign including all sides.

Fence - Shall mean an artificially constructed barrier erected to enclose or screen areas of land.

Financial Institution - Shall mean a bank, credit union, trust company, or similar establishment.

Flankage - Shall mean the side site line of a corner site which abuts the street.

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

Frontage - Shall mean the side of a site abutting a street and, in the case of a corner site, the shorter of the sides is the frontage.

Garage, Private - Shall mean a garage used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises.

Garage, Public - Shall mean any garage available to the public, operated for gain, and which is used for repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.

Garage, Storage - Shall mean a garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.

Gas Bar - Shall mean a building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

Grade level - Shall mean the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

Hazard Land - Shall mean land which is subject to flooding, ponding, subsidence, landslides or erosion.

Hazardous Material - Shall mean any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) Corrosives.
- (b) Explosives.
- (c) Flammable and combustible liquids.
- (d) Flammable solids; substances liable to spontaneous combustion, substances that on contact with water emit flammable gases.
- (e) Gases, compressed, deeply refrigerated, liquified or dissolved under pressure.
- (f) Oxidizing substances; organic peroxides.
- (g) Poisonous (toxic) and infectious substances.
- (h) Radioactive materials.
- (i) Waste Dangerous Materials.
- (j) Any other environmentally hazardous substance.

Health Care Clinic - Shall mean a facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an out-patient basis.

Home Based Business - Shall mean an accessory use of a dwelling unit by a resident of the dwelling for a business which is secondary and incidental to the primary use of the dwelling as a residence, and does not change the residential character of the buildings or site.

Home Based Business - Type I - Shall mean a home based business owned and operated by a resident or residents of the dwelling unit.

Home Based Business - Type II - Shall mean a home based business owned and operated by a resident or residents of the dwelling unit, but where no more than one non-resident person may be employed on the site.

Hotel - Shall mean a building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.

Intersection - Shall mean an area where two or more streets or lanes meet or cross at grade.

Junk and Salvage Yards - Shall mean uses including, but not limited to, uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

Kennel, Boarding - Shall mean the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding - Shall mean the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Landscaping - Shall mean the changing, rearranging, or adding to the original vegetation of a site, including site grading, addition of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.

Landscaping, Soft - Shall mean consisting of vegetation such as trees, shrubs, hedges, and grass.

Landscaping, Hard - Shall mean consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

Lane - Shall mean a public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Linear Park - Shall mean dedicated land developed in a linear fashion, between 15 and 35 metres in width, intended to facilitate pedestrian and cycling transportation, and may also facilitate the management of storm water.

Loading Space - Shall mean a space, measuring at least 3.0 metres in width and 7.5 metres in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

Lot - Shall mean an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

Lounge - Shall mean a room or area adjoining a restaurant that permits the sale of beer, wine or spirits for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted, either in the lounge or in the restaurant attached to the lounge.

Mall - Shall mean a single story commercial building in which, up to six (6) of the permitted or discretionary commercial uses of the C1 - Commercial Zoning District are located together for their mutual benefit, each use having a separate entrance to the outside.

Mayor - Shall mean the Mayor of the Town of Martensville.

Medical, Dental and Optical Laboratories - Shall mean a place fitted with medical and scientific equipment and used for the conduct of medical, dental or optical investigations, experiments, and tests; or for the manufacture of medicines or medical aid devices, but does not include the manufacture of industrial chemicals.

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, 2007*.

Modular Unit - Shall mean a factory built frame or shell which comprises supporting and non-supporting walls, siding and other components of a prefabricated home representing only a section of a dwelling and has neither chassis, running gear nor its own wheels.

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

Modular Home, Single Wide - Shall mean a modular home that is designed to be moved and placed onto a permanent foundation as a whole unit in a single load and which is less than 6 metres in width.

Modular Home, Double Wide - Shall mean a modular home that is designed to be moved and placed onto a permanent foundation in two or more modular units that, when joined together exceed 8 metres in width.

Motel - Shall mean an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

Municipality - Shall mean the Town of Martensville.

Night Club - Shall mean a building or portion thereof, where beer, wine or spirits are served to patrons for consumption on the premises, with or without food, and where a designated area for entertainment or dancing during certain hours of operation may also be provided.

Non-Conforming Building - Shall mean a building:

- (a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.

Non-Conforming Site - Shall mean a site, consisting of one or more contiguous parcels, to which all required permits have been issued on the date that this Bylaw or any amendment to the Bylaw becomes effective, contains a use that conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

Non-Conforming Use - Shall mean a lawful specific use:

- (a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto becomes effective, and
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

Office and Office Building - Shall mean a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.

Official Community Plan - Shall mean the Official Community Plan for the Town of Martensville.

Parking Lot - Shall mean an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether free, for charge, or for accommodation of clients or customers.

Parking, Off-Street - Shall mean accommodation for the parking of vehicles off a public street or lane.

Parking Space, Vehicle - Shall mean a space within a building or parking lot for the parking of one vehicle and which has access to a developed street or lane, having minimum dimensions of 2.7 metres wide by 6.7 metres deep with direct lane access; 3.0 metres wide by 6.7 metres deep for a parallel space; and 2.7 metres wide by 6.0 metres deep for all other.

Patio - shall mean an open horizontal, artificially surfaced area adjacent to the principle building, usually at grade level and intended for use as an outdoor private amenity space.

Permitted Use - Shall mean any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Personal Care Home - Shall mean a facility licensed under the *Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

Personal Service Shops - Shall mean establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair and other similar uses.

Photography Studio - Shall mean a place used for portrait or commercial photography, including the developing and processing of film, and the repair or maintenance of photographic equipment.

Place of Worship - Shall mean a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Preschool - Shall mean a facility which provides a program for preschool aged children.

Public Hospital - Shall mean a hospital operated by the Regional Health Authority.

Public Utility - Shall mean a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work - Shall include:

- (a) systems for the production, distribution or transmission of electricity.
- (b) systems for the distribution, storage or transmission of natural gas or oil.
- (c) facilities for the storage, transmission, treatment, distribution or supply of water.
- (d) facilities for the collection, treatment, movement or disposal of sanitary sewage.
- (e) telephone, internet, cable television or light distribution or transmission lines.
- (f) facilities for the collection, storage, movement and disposal of storm drainage.

Recreational Facility, Commercial - Shall mean a recreation or amusement facility operated as a business and open to the general public for a fee.

Recreational Facility, Public - Shall mean a recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

Recreation Vehicle - Shall mean a unit intended to provide temporary living accommodation for campers or travellers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers and travel trailers.

Recycling Collection Depot - Shall mean a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (a) processing of recyclable material other than compaction.
- (b) collection and storage of oil, solvents or other hazardous material.
- (c) outdoor compaction.

Residential Care Facility - Shall mean a licensed or approved group care facility governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Facility - Type I - Shall mean a residential care facility in which the number of residents, excluding staff, does not exceed four.

Residential Care Facility - Type II - Shall mean a residential care facility in which the number of residents, excluding staff, is more than four.

Restaurant - Shall mean a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

Retail Store - Shall mean a place where goods, wares, or merchandise are offered for sale or rent, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

School, Private - Shall mean a facility which meets Provincial requirements for elementary, secondary, or higher education, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

School, Public - Shall mean a facility which meets Provincial requirements for elementary or secondary education, and which secures the majority of its funding from taxation.

Screening - Shall mean a fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

Secondary Suite – means a self contained dwelling unit which is an accessory use to, and located within, a single detached dwelling.

Service Station - Shall mean a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work and major repairs.

Shopping Centre - Shall mean a building, or group of buildings, located on the same site and managed as a single unit, in which individual spaces are leased to four (4) or more of the permitted or discretionary commercial uses within either the **C1** - Community Centre Commercial District, **C2** - Highway Commercial District or the **MU** - Mixed Use District, for their mutual benefit, including the use of off-street parking and other joint facilities.

Sight Triangle - Shall mean the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are 7.6 metres distant from the point of intersection, measured along said site lines (refer to Figure 2-3).

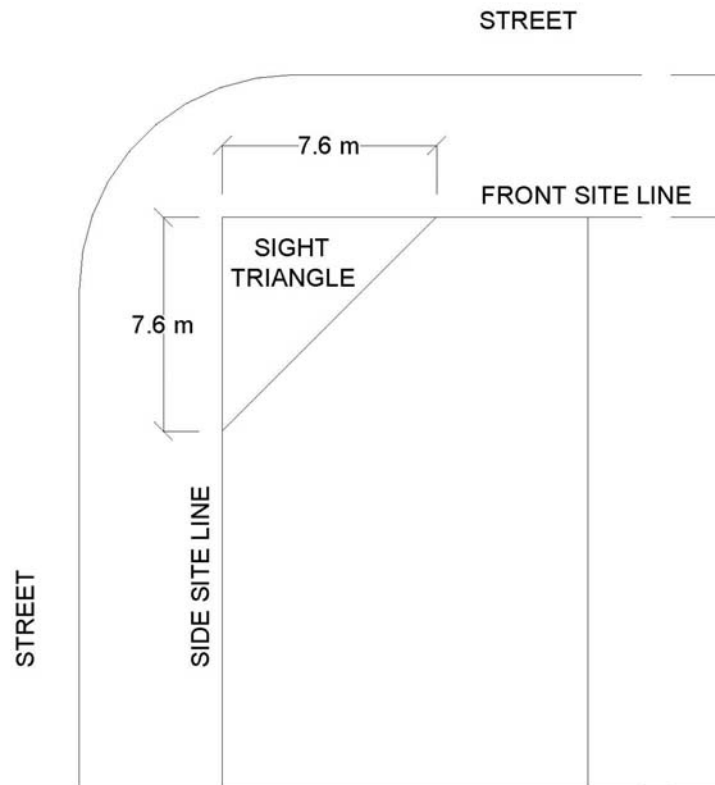


FIGURE 2-3: Sight Triangle

Sign - Shall mean any device, letters, figures, symbols, emblems, or pictures which are affixed to, or represented directly or indirectly upon a building or structure, which identify or advertise any object, product, place, activity, person, organization or business; and which is visible on a street or public thoroughfare.

Sign, Awning - Shall mean a sign made from canvas, plastic or similar non-rigid material affixed to a frame and attached to a building wall (refer to Figure 2-4(a)).

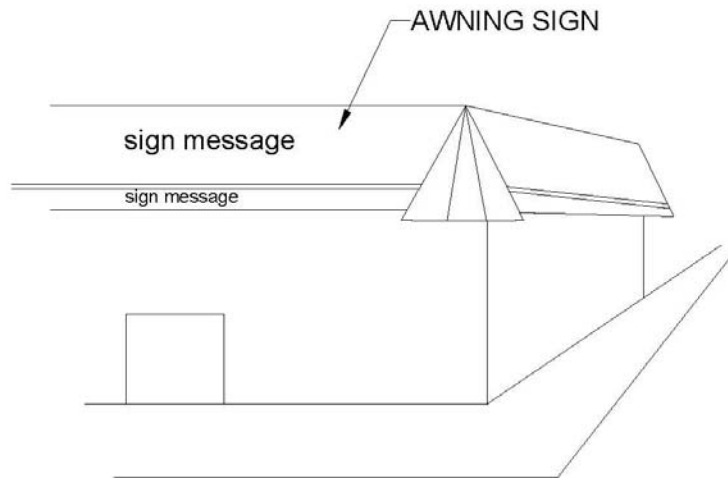


FIGURE 2-4(a): Illustration of Awning Sign

Sign, Canopy - Shall mean a sign consisting of a rigid, multi-sided structure supported by columns or posts embedded in the ground (refer to Figure 2-4(b)).

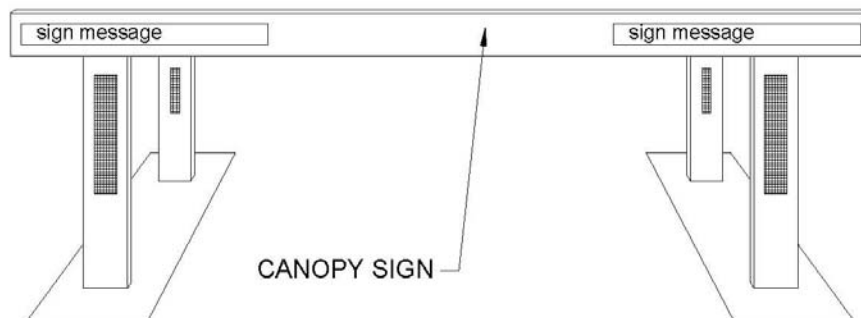


FIGURE 2-4(b): Illustration of a Canopy Sign

Sign, Directional / Information - Shall mean a sign giving directions, instructions or facility information but not including any advertising copy.

Sign, Face Area - shall mean the area of the single face of any sign.

Sign, Fascia - Shall mean a sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, and which does not project more than 0.25 metres from such building or structure.

Sign, Free-Standing - Shall mean a non-movable sign, not affixed to a building, and which is supported by a pole or similar structure.

Sign, Marquee - Shall mean a sign that is mounted or painted on, or attached to an awning, canopy or marquee.

Sign, Portable - Shall mean a portable, free-standing sign, mounted on a wide based frame, with a single sign face area no greater than 6.0 m^2 , which can be readily moved or transported to various locations (refer to Figure 2-4(c)).

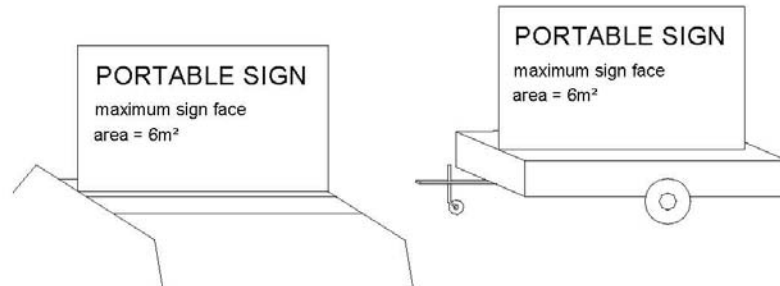


FIGURE 2-4(c): Illustration of Portable Signs

Sign, Projecting - Shall mean a sign which is wholly or partially dependent upon a building for support and which projects more than 0.25 metres beyond the wall of the building (refer to Figure 2-4(d)).

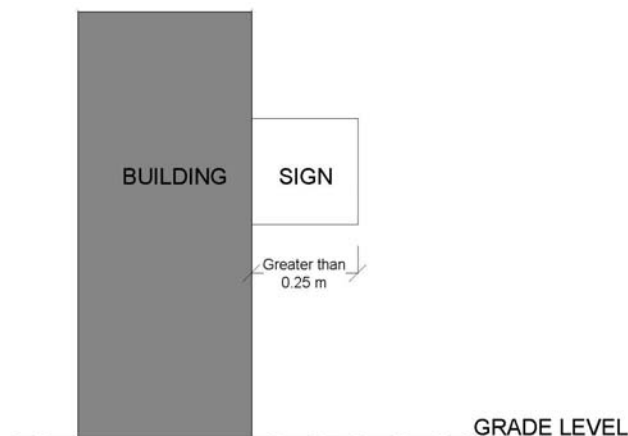


FIGURE 2-4(d): Illustration of a Projecting Sign

Sign, Roof - Shall mean a sign that is mounted on the roof of a building, or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Sign, Temporary - Shall mean a removable sign erected for a period of time not exceeding six months.

Sign, Total Face Area - Shall mean the total amount of sign face area on a sign including all sides.

Site - Shall mean one or more contiguous lots under one ownership and used, or intended to be used, by a single principal use or principal building.

Site, Corner - Shall mean a site at the intersection of two or more streets (refer to Figure 2-5).

Site, Interior - Shall mean a site other than a corner site.

Site Coverage - Shall mean that portion of the site that is covered by principal and accessory buildings, including covered patios and covered decks.

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

Site Line, Rear - Shall mean the line at the rear of the site and opposite the front site line.

Site Line, Side - Shall mean a site line other than a front or rear site line.

Site, Through - Shall mean a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-5).



FIGURE 2-5: Illustration of Site Definition

Site Width – means the horizontal distance between the side boundaries of the site measured at a distance equal to the required minimum front yard from the front site line for the district in which the site is located. (Refer to Figure 2-6).

(Bylaw Amendment #2-2010)

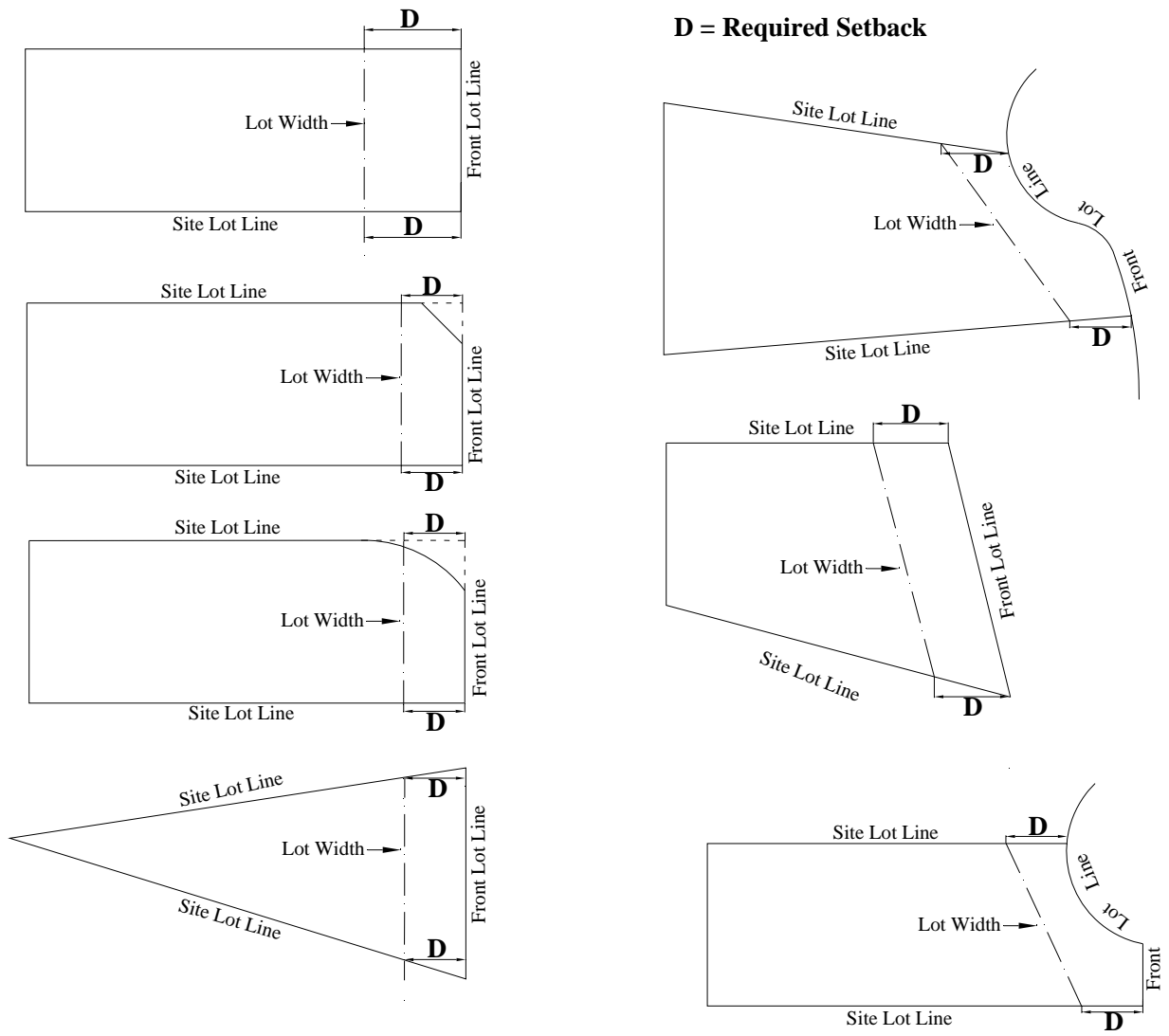


Figure 2-6: Illustration of Site Width

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

Structural Alteration - Shall mean the construction or reconstruction of supporting elements of a building or other structure.

Structure - Shall mean anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, walks or open air surfaced areas.

Tavern - Shall mean a building or portion thereof where beer, wine, or spirits are served to patrons for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted.

Temporary Building - Shall mean a building under 34 square metres in floor area without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Use - Shall mean a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Theatre - Shall mean a place devoted to showing motion pictures or dramatic, dance, musical or other live performances.

Tourist Campground - Shall mean a tract or parcel of land which provides for the location of tents or recreation vehicles used by travellers and tourists for overnight accommodation.

Town - Shall mean the Town of Martensville.

Townhouse - Shall mean a multiple-unit dwelling in which each unit has its own entrance to the outside, each unit being separated from other units by a common wall or ceiling which has no openings.

Use - Shall mean the purpose or activity for which a piece of land, or its building is designed, arranged, intended, occupied or maintained.

Use, General Industrial - Shall mean any of the following activities:

- (a) the processing of raw or finished materials.
- (b) the manufacturing or assembly of goods, products or equipment.
- (c) the cleaning, servicing, repairing or testing of materials, good and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with non-industrial development.
- (d) the storage or transshipping of materials, goods and equipment, including warehouses.
- (e) the training of personnel in general industrial operations.
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

Veterinary Clinic - Shall mean a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

Warehouse - Shall mean a building used primarily for the storage of goods and materials.

Wholesale Establishment - Shall mean the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

Yard - Shall mean an unoccupied space open to the sky on the same site with a building or structure.

Yard, Front - Shall mean the area between the side site lines and the front site line to the front building line.

Yard, Rear - Shall mean the area between the side site lines, and the rear site line to the rear building line.

Yard, Required - Shall mean a yard or yards required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side - Shall mean the area between the front and rear yards and between the side site line and the side building line.

Zoning District - Shall mean 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

- 3.1.1 The Development Officer shall administer this Bylaw.
- 3.1.2 The Development Officer shall be the Director of Planning of Martensville and any other person authorized, in writing, by the Director of Planning to act as a Development Officer for the purposes of this Bylaw and *The Act*.

3.2 DEVELOPMENT PERMIT

- 3.2.1 Except as provided in Section 3.2.2 no person shall undertake a development or commence a use unless a Development Permit has first been obtained. **A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 232 of *The Act*.**
- 3.2.2 A Development Permit **is not required** for the following, but all other applicable provisions of this Bylaw are to be followed for:
- (1) the maintenance of a public work by the municipality or a public utility.
 - (2) the construction of a public work by the municipality.
 - (3) the installation of a public work on any street or other public right-of-way by the municipality.
 - (4) maintenance and repairs that do not include structural alterations.
 - (5) accessory buildings under 9.3 square metres.
 - (6) fences.
- 3.2.3 A **building permit** shall not be issued unless a Development Permit, where required, has also been issued.
- 3.2.4 If the development or use 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 by the Development Officer.

3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

- 3.3.1 Council's Zoning Policy 75 - 2008 includes application forms and application decision forms relevant to this bylaw. (Bylaw Amendment #2-2010)
- 3.3.2 Except in the case of applications for a sign permit, a portable sign license or a home based business, every application for a development permit shall be accompanied by the following:

- (1) the names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person;
- (2) the proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;
- (3) the complete legal description and civic address of the subject property;
- (4) two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, streets and lanes adjacent to the site, key plan showing nearby lot patterns, all property boundaries, identified frontage of site, site area, site elevations and the location of any existing buildings, structures, utility poles and wires, fire hydrants, underground utilities, easements, building encroachments, and the type and location of existing trees.
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions and the location of all doorways, walkways and pedestrian circulation areas.
 - (c) the location and size of all proposed parking spaces, aisles and vehicle circulation areas, loading spaces, and entrances and exits to the site.
- (5) two copies of scaled plans, showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions and room areas and dimensions.

3.3.3 The Development Officer may require the submission of documentation relating to the requirements of Section 4.13 of this Bylaw, where relevant.

3.4 DEVELOPMENT PERMIT APPLICATION PROCESS

3.4.1 Applications for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.

3.4.2 The Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Bylaw, the Official Community Plan and *The Act*.

3.4.3 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards and time limits prescribed by Council pursuant to Section 56(1)(c) and/or (d) of *The Act*.

3.4.4 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.

3.4.5 The Development Officer may revoke a development permit where:

- (1) the development permit has been issued in error.

- (2) an approved development is not being developed or operated in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit.
- (3) a development is subject to an agreement which has been cancelled by Council pursuant to Sections 65 or 69 of *The Act*.

3.4.6 The Development Officer shall give the reasons for denying or revoking a development permit.

3.5 DEVELOPMENT PERMIT APPLICATION FEES

3.5.1 An applicant seeking the approval of a development permit application shall pay a fee of \$100.00.

3.5.2 There shall be no development permit application fee for sign permits. Sign permit fees are set out in Section 4.8.4 of this Bylaw.

3.5.3 There shall be no development permit application fee for business license applications.
(Bylaw Amendment 11-2010)

3.6 DEVELOPMENT APPEALS BOARD

3.6.1 A Development Appeals Board of the Town of Martensville shall be appointed in accordance with Sections 213 to 227 of *The Act*.

3.7 RIGHT OF APPEAL

3.7.1 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 Martensville.

3.7.2 Where an application for a DISCRETIONARY USE has been APPROVED by Council, WITH PRESCRIBED SPECIAL DEVELOPMENT STANDARDS pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the Town of Martensville.

3.7.3 Where an application for a DISCRETIONARY USE has been REFUSED by Council, the applicant shall be advised that there is no appeal pursuant to Section 219(2) of *The Act*.

3.7.4 An application for a Development Permit for a PERMITTED USE shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 3.7.2 as though the application had been refused at the end of the period specified in this subsection.

3.7.5 Where a person wishes to appeal to the Board, he/she shall file written notice of his/her intention to appeal with the secretary of the Board, together with a sum of not more than \$50.00 that the Board may specify to be applied to the expenses of the appeal.

3.8 MINOR VARIANCES

3.8.1 The Development Officer may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that is a permitted or discretionary use as specified in this Bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of *The Act*.

- 3.8.2 The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.
- 3.8.3 An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of \$100.00.

3.9 NON-CONFORMING USES, NON-CONFORMING BUILDINGS AND NON-CONFORMING SITES

- 3.9.1 Non-conforming uses, non-conforming buildings and non-conforming sites shall be subject to Sections 88 - 93 inclusive of *The Act*.
- 3.9.2 No existing building, site or use shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the International System of Units (S.I.) where such nonconformity results solely from such conversion and is reasonably equivalent to the S.I. standard herein established.

3.10 DISCRETIONARY USE APPLICATIONS

3.10.1 Discretionary Use Application Fees

- (1) An applicant seeking a discretionary use approval shall pay the following fees:
- (a) an application fee of \$100.00 (for a discretionary principal use); and
 - (b) when a public hearing is held respecting the application, the costs of advertising associated with the application.

The application fees referred to in (a) and (b) above relate to application for both discretionary use approval and issuance of development permit.

- (2) An applicant seeking the renewal of a discretionary use that was previously approved by Council for a limited time shall pay the following fees:
- (a) an application fee of \$100.00; and
 - (b) when a public hearing is held respecting the application, the costs of advertising associated with the application.

3.10.2 Discretionary Use Application Process

- (1) The following procedures shall apply to discretionary use applications:
- (a) Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and information as required by the Development Officer and pay the required application and public hearing fees.
 - (b) The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.
 - (c) The Development Officer may request comments from other government agencies where applicable.

- (d) The Development Officer will prepare a report concerning the application which may contain recommendations, including any recommendations that conditions of approval be applied in accordance with Section 56 of *The Act*.
- (e) The Development Officer will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners within 75 metres of the boundary of the applicant's land. The Development Officer will prepare on-site notification posters which must be placed on the site by the applicant and must remain on the site until the application is considered by Council.
- (f) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council.
- (g) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.
- (h) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.

3.10.3 Discretionary Use Evaluation Criteria

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the zoning district in which they are located. For the purposes of this Section, applications shall be deemed to conform with the yard, open space and other requirements of the district where such requirements are met as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee.
- (2) The following objectives must be considered in the review of discretionary use applications:
 - (a) the proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw.
 - (b) the proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
 - (c) the proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

3.10.4 Terms and Conditions for Discretionary Use Approvals

- (1) In approving a discretionary use application, Council may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:
 - (a) the proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties.

- (b) the proposal must provide adequate access and circulation for the pedestrian and vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces.
 - (c) the proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.
- (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and reevaluate the proposal and its conformance with the objectives of this Bylaw.
 - (3) Council’s approval of a discretionary use application is valid for a period of 12 months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
 - (4) If an approved discretionary use or form of development ceases to operate for a period of six (6) months or more, the discretionary use approval shall no longer be valid.

3.11 AMENDING THE ZONING BYLAW

3.11.1 Zoning Bylaw Amendment Application Fees

- (1) Council shall give notice of its intention to consider a Zoning Bylaw amendment pursuant to the provisions of Sections 207 to 211 of *The Act*. At least seven days before the application is to be considered by council, the notice mentioned in subsection (1) must be provided to the assessed owners of property within 75 metres of the boundary of the applicant’s land
- (2) An applicant seeking amendment to the Zoning Bylaw shall pay the following fees:
 - (a) The costs of advertising associated with the application.
 - (b) The following fees, where applicable:
 - (i) Text amendments: \$200
 - (ii) Map amendments:
 Class 1 Districts: PR, FUD, CS
 Class 2 Districts: C1, C2, MU, M
 Class 3 Districts: R1, R2, R3, RMH

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$100	\$200	\$500
	Class 2	\$100	\$200	\$300
	Class 3	\$100	\$200	\$200

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above classes, the sum of the amendment fees shall apply for all classes, in addition to the fee for a text amendment, if applicable.

3.11.2 Special Provisions for Zoning Agreements

- (1) A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* shall be indicated on the Zoning District Map by the addition of the Bylaw number authorizing agreement after the zoning district designation.

3.12 OFFENSES 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*.

SECTION 4 - GENERAL REGULATIONS

- 4.1 LICENCES, 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 requirements and from obtaining any licence, 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 at least one half the lots built on, new development may conform to this line.
- 4.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A SITE** - Only one principal building shall be placed on any site with the exception of dwelling groups, shopping centres, health care clinics, recreation facilities, schools, hospitals, senior citizens' homes, personal care homes and public works.
- 4.4 REQUIRED YARDS AND OPEN SPACE**
- 4.4.1 Minimum Yards Required** - No portion of any yard or open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.
- 4.4.2 Permitted Obstructions in Required Yards** - The following shall not be considered to be obstructions and shall not be considered in the determination of yard dimensions or site coverage:
- (1) In all yards: steps or ramps of 1.6 metres or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane; trees; shrubs; walks; uncovered driveways; fences; trellises; flag poles and wheelchair ramps.
 - (2) In front yards:
 - (a) Overhanging eaves and gutters projecting not more than 1 metre.
 - (b) Lighting fixtures, lamp posts, raised patios, decks, canopies or balconies having a projection of not more than 1.83 metres.
 - (c) Sills, belt cornices, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres into the required yard.
 - (3) In rear yards:
 - (a) Raised patios and decks measuring more than 0.6 metres in height above grade, and canopies and balconies, provided they do not project to within 3 metres of the rear site line.
 - (b) Raised patios, and decks measuring 0.6 metres or less in height above grade having a projection of not more than 3 metres into the required rear yard.
 - (c) Overhanging eaves and gutters, sills, belt courses, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other

projecting windows, projecting not more than 1 metre into the yard.

- (d) Laundry drying equipment, recreational equipment and private swimming pools and tennis courts when open to the sky.
- (4) In side yards:
- (a) Raised patios and decks measuring 0.6 metres or less in height above grade.
 - (b) Raised patios and decks measuring more than 0.6 metres in height above grade and canopies and balconies provided they do not project more than 1.2 metres into the required yard, or into more than 25% of the required yard, whichever is less.
 - (c) Sills, belt courses, pilasters or other similar vertical columns, cornices, and eaves and chimneys projecting not more than 0.6 metres into the required yard.
 - (d) Laundry drying equipment, recreational equipment and private swimming pools and tennis courts when open to the sky.

4.5 FENCES

- 4.5.1 No wall, fence or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard to a height of more than 1.0 metres above grade level.
- 4.5.2 No wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level.
- 4.5.3 Paragraphs 4.5.1 and 4.5.2 (above) do not apply in C1, C2, M or FUD Districts, except that in the case of a corner site, no wall, fence, screen, hedge or other structure shall be placed so as to create a visual obstruction in an established intersection sight triangle.

4.6 ACCESSORY BUILDINGS AND STRUCTURES

- 4.6.1 Accessory buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.
- 4.6.2 **Time of Construction** - Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following cases:
 - (1) Where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.

4.6.3 Height of Accessory Buildings

- (1) In any Commercial, Industrial, Community Service, Mixed Use, Parks or Future Urban Development District accessory buildings are not to exceed the height of the principal building.
- (2) In any Residential District accessory buildings are not to exceed the height of the principal building and in no case shall the height of an accessory building exceed 5 metres from the floor or grade level to the peak height of the roof.

4.6.4 Private Garages and Carports

- (1) Private garages and carports attached to the principal building by a substantial roof structure are considered as part of the principal building and subject to the regulations governing the principal building.
- (2) On any site in any residential zoning district only one detached garage, not exceeding the floor area of the principle dwelling provided, that in no event, shall a detached garage have a total floor area greater than 85 square metres in area, subject to Sections 4.6.5 and 4.6.6 (below), is allowed.
- (3) Except when conforming with established building lines, no main door of a garage which faces a road shall be within 6.0 metres of the front site line faced by the door.
- (4) Except when conforming with established building lines, no main door of a garage which faces a road shall be within 3.0 metres of the side site line faced by the door.

4.6.5 Location and Size of Accessory Buildings

- (1) Detached accessory buildings in all Residential Districts are subject to the following regulations:
 - (a) Accessory buildings are not to be located in any front yard.
 - (b) Accessory buildings located in a required rear yard shall not occupy more than forty (40) per cent of the required rear yard, and shall not obstruct access to any lane.
- (2) Detached accessory buildings in all zoning districts are subject to the following regulations:
 - (a) Yard, rear: minimum - 0.6 metres, except where the main door faces the rear site line, the minimum shall be 1.2 metres.
 - (b) Yard, side: except as provided for in Section 4.6.4 (4), minimum - 0.6 metres where the accessory building is over 1.8 metres behind the rear wall of the principle building, otherwise 1.2 metres.
 - (c) Detached accessory buildings shall be located at least one metre from the principal building.

4.6.6 Number of Accessory Buildings

In any Residential District, there shall be no more than three (3) accessory buildings on a site.

4.6.7 Satellite Dishes, Solar Collectors and Wind Generators

- (a) The installation and operation of a free standing satellite dish, solar collector, wind charger, and their supporting structures shall be permitted in all zoning districts subject to the following:
- (i) In any Commercial, Community Service or Residential District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer.
 - (ii) In any Commercial, Community Service or Residential District such structures, if freestanding, shall not exceed a height of five (5) metres above grade level.
 - (iii) In any Commercial, Community Service or Residential District such structures if attached to a principal building, shall not exceed a height of five (5) metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof.
 - (iv) In any Commercial, Community Service or Residential District such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

4.7 OFF STREET PARKING AND LOADING

4.7.1 Parking and Loading Spaces Required With Development

- (1) No person shall erect, enlarge, or extend any building or structure permitted under this Bylaw, unless the required parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.
- (2) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other specified units of measurement for required parking and loading facilities, parking and loading facilities as required in this Bylaw shall be provided for any increase in intensity of use.
- (3) Wherever the existing use of a building or structure is changed to a new use, parking and loading facilities shall be provided as required for the new use; however, if the building or structure was erected prior to the effective date of this Bylaw, additional parking and loading facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use.
- (4) All required parking facilities shall be located on the same site as the principal building or use, with the exception of lands within the C1 or C2 Districts, where required parking spaces may be located on a remote site. In the C1 and C2 Districts, remote parking may be approved where the remote site is within 150 metres of the principal building or use and where the remote site is located within a Commercial or Industrial district.
- (5) Pursuant to section 4.7.1 (4), remote parking within the C1 or C2 Districts is permitted provided the owner of the principle use site registers a caveat on the parking lot title to ensure than the land remains as a required parking lot in accordance with Section 235 of *The Act*.

- (6) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.
- (7) Wheelchair accessible parking must be provided for as required by the *Uniform Accessibility and Building Standards Act* and shall be provided for in addition to off-street parking requirements contained in this Bylaw.

4.7.2 Payment in Lieu of Required Off Street Parking Facilities

- (1) Council may exempt any applicant for a use permitted in the **C1** - Community Centre Commercial District and the **C2** - Highway Commercial District from the requirement of providing off-street parking facilities where, in lieu thereof, the applicant pays or agrees to pay the Council the sum of money calculated by multiplying the number of off street parking spaces that would otherwise be required by \$2,000.00.
 - (1.1) Council may exempt any applicant from the requirement of providing off-street visitor parking facilities for multiple unit dwellings of four units or less in the R3 Residential District where, in lieu thereof, the applicant pays for or agrees to pay the Council the sum of money calculated by multiplying the number of off street parking spaces that would otherwise be required by \$2000.00. (Bylaw Amendment 9-2009)
- (2) The payment of or agreement to pay such sums of money shall be subject to such terms and conditions as Council may determine.

4.7.3 General Regulations for Off Street Parking and Loading

- (1) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, signage, sale or storage of goods of any kind.
- (2) No portable sign shall be parked in any space required for off-street parking unless the site contains more parking spaces than required in the Zoning Bylaw.
- (3) Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design, development and maintenance standards:
 - (a) All required parking and loading facilities shall be clearly demarcated and have adequate storm water drainage and storage facilities.
 - (b) Where warranted, on-site traffic signs shall be provided.
 - (c) In situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land used or intended to be used for residential purposes.

- (d) All required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:

Type of Space	Minimum Dimensions	Minimum Vertical Clearance
Parking spaces having direct access to a registered lane	2.7 by 6.7 m	2.0 m
Parallel parking spaces	3.0 by 6.7 m	2.0 m
Parking spaces other than those described above	2.7 by 6.0 m	2.0 m
Loading space	3.0 by 7.5 m	4.0 m

- (e) All required parking and loading spaces shall, without excessive vehicular manoeuvring, have direct access to a driveway, aisle or registered lane leading to a public street. Driveways and aisles which provide access to parking or loading spaces shall conform to the following minimum dimensions:

Parking Angle in Degrees	Width of Aisle or Driveway
75 to 90	6.0 metres (two-way traffic)
50 to 74	5.5 metres (two-way traffic)
49 or less	3.7 metres (one-way traffic only)

For the purpose of the above minimum dimensions, angles shall be measured between the centre line of the parking or loading space and the centre line of the driveway or aisle.

- (f) All entrances to and exits from a required parking facility shall be designed in such a manner to minimize traffic congestion and interference with traffic movement along public streets.
- (g) Driveways leading to a public street or public right-of-way or to an internal private roadway, aisle, ramp or parking space shall be of sufficient length and width to accommodate expected vehicle volumes and therefore minimize traffic congestion and interference of traffic movement within the required parking facility and along public streets. The length, width and slope of such driveways shall be based upon accepted engineering roadway design principles.
- (h) For multiple-unit dwellings, all parking spaces shall be suitably screened from view from adjacent streets, and all required visitor parking spaces shall be clearly marked or signed as such.

4.7.4 Required Off Street Parking and Loading in Residential and Community Service Districts

- (1) The minimum off street parking requirements for all Residential and the Community Service Districts are set out in Table 4-1.
- (2) In all R - Residential Districts, required off-street parking shall not be located in any required front yard.
- (3) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.5 Required Off Street Parking and Loading in Commercial Districts

- (1) The minimum off street parking requirements for all Commercial Districts are set out in Table 4-2.
- (2) Each non-residential principal building with a building floor area greater than 300 m² shall provide one off-street loading space.

4.7.6 Required Off Street Parking and Loading in the MU Mixed Use District

- (1) The minimum off street parking requirements for the MU - Mixed Use District are set out in Table 4-3.
- (2) In the MU - Mixed Use District, required off-street parking for residential uses shall not be located in any required front yard.
- (3) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

4.7.7 Required Off Street Parking and Loading in Industrial Districts

- (1) The minimum off street parking requirements for all Industrial Districts are set out in Table 4-4.
- (2) Each non-residential principal building with a building floor area greater than 300 m² shall provide one off-street loading space.

4.7.8 Required Off Street Parking and Loading in Parks and Recreation and Future Urban Development Districts

- (1) The minimum off street parking requirements for all Parks and Recreation and Future Urban Development Districts are set out in Table 4-5.
- (2) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Adult day care	1 space plus 1 space per 5 persons enrolled in the facility	1 space plus 1 space per 5 persons enrolled in the facility
Ambulance stations	1 space per 50m ² of gross floor area, excluding garage area	1 space per 28 m ² of gross floor area, excluding garage area
Bed and breakfast homes	1 space plus 1 space for each guest room	1 space plus 1 space for each guest room
Cemeteries	---	no requirement
Clubs	1 space per 28 m ² of gross floor area	1 space per 50 m ² of gross floor area
Commercial recreation facilities	---	1 space per 50 m ² of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity
Community centres	1 space per 18 m ² of gross floor area	1 space per 50 m ² of gross floor area
Convenience stores	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Cultural institutions	1 space per 50 m ² of gross floor area	1 space per 50 m ² of gross floor area
Custodial care facilities	1 space plus 1 space per 5 persons enrolled in the facility	1 space plus 1 space per 5 persons enrolled in the facility
Day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility per day	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
Dwelling groups	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	1 space per dwelling unit
Dwelling units, except multiple units	1 space per dwelling unit	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Dwelling units, multiple unit	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Educational institutions	---	1.2 spaces per classroom plus 1 space per 8 students at design capacity

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Federal, Provincial and Municipal buildings and uses, excluding warehouses and storage yards	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Financial Institutions	---	1 space per 28 m ² of gross floor area
Funeral homes	---	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area
Health care clinics	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Home based business - type II	1 space per non-resident employee	1 space per non-resident employee
Laundromats	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Medical, dental and optical laboratories	---	1 space per 28 m ² of gross floor area
Mobile homes	1 space per dwelling unit	
Parking lots	no requirement	no requirement
Parks and playgrounds	no requirement	no requirement
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area
Prefabricated homes	1 space per dwelling unit	---
Private schools	1.2 spaces per classroom plus 1 space per 4 students at design capacity	1.2 spaces per classroom plus 1 space per 4 students at design capacity
Public elementary schools	1 space per staff member	1 space per staff member
Public secondary schools	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side or rear yard	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side or rear yard
Public Works	no requirement	no requirement
Public hospitals	---	1 space per 4 beds plus 1 space per 4 employees

TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

Use	All R - Residential Districts	CS - Community Service District
Public recreational facilities	1 space per 50 m ² of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity	1 space per 50 m ² of gross floor area or (for primarily outdoor recreational uses) 1 space per 8 patrons at design capacity
Residential Care Facilities	1 space plus 1 space for each non-resident staff member in the facility	1 space plus 1 space for each non-resident staff member in the facility
Restaurants	---	1 per 4 seats intended for patrons' use
Personal care homes	1 space per 4 beds plus 1 space per 4 employees	1 space per 4 beds plus 1 space per 4 employees
All Other Uses	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Ambulance stations	1 space per 28 m ² of gross floor area, excluding garage area	1 space per 28 m ² of gross floor area, excluding garage area
Animal hospitals	---	1 space per 28 m ² of gross floor area
Auto body shops	---	1 space per 28 m ² of gross floor area
Automobile, marine, etc. sales and service	---	1 space per 28 m ² of gross floor area
Automotive / industrial supply stores	---	1 space per 28 m ² of gross floor area
Bakeries with retail sales	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Bingo halls	---	1 per 4 seats intended for patrons' use
Bulk fuel dealers	---	1 space per 28 m ² of gross floor area
Bus terminals	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Car washes	1 space per bay	1 space per bay
Clubs	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Commercial recreation facilities	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Consignment centres	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Construction trades	---	1 space per 28 m ² of gross floor area
Convenience stores	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Cultural institutions	1 space per 28 m ² of gross floor area	1 space per 18 m ² of gross floor area
Drive-in theatres	---	1 space per 28 m ² of gross floor area
Dwelling units, except multiple units	1 space per dwelling unit	1 space per dwelling unit
Dwelling units, multiple unit	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors	---
Financial institutions	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Freight handling facilities	---	1 space per 28 m ² of gross floor area
Funeral homes	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area
Gas bars	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Health care clinics	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Home based business - type II	1 space per non-resident employee	1 space per non-resident employee
Hotels	1 space per 2 guest rooms plus 1 space per 15 m ² of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site	1 space per 2 guest rooms plus 1 space per 15 m ² of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Indoor storage rental facilities	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Lumber yards, home improvement centres and building supply establishments	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Malls	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Medical, dental and optical laboratories	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Miniature golf courses	---	1 space per 28 m ² of gross floor area
Motels	1 space per guest unit	1 space per guest unit
Night clubs	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Nurseries, greenhouses and garden centres	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Offices and office buildings	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Parking lots	no requirement	no requirement
Parks and playgrounds	no requirement	no requirement
Personal service shops	no requirement	1 space per 28 m ² of gross floor area
Photography studios	1 space per 28 m ² of gross floor area	---
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area
Printing plants and newspaper offices	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Public garages	---	1 space per 50 m ² of gross floor area
Public Works	no requirement	no requirement
Public recreational facilities	no requirement	1 space per 50 m ² of gross floor area

TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS

Use	C1 - Community Centre Commercial District	C2 - Highway Commercial District
Radio and television stations	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Recycling collection depots	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Repair Services	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Restaurants	1 per 4 seats intended for patrons' use	1 per 4 seats intended for patrons' use
Retail stores	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Service stations	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Shopping centres	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Storage garages	---	1 space per 50 m ² of gross floor area
Taverns	1 per 4 seats intended for patrons' use	1 per 4 seats intended for patrons' use
Taxidermy establishments	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Theatres	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Tourist campgrounds	---	1 space per 28 m ² of total gross floor area of all buildings
Tourist information centres and booths	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Trucking operations	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Veterinary clinics	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area
Warehouses	---	1 space per 90 m ² of gross floor area
Welding and machine shops	---	1 space per 46 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Wholesale establishments	---	1 space per 46 m ² of gross floor area or 1 space per 3 employees, whichever is greater
All Other Uses	1 space per 28 m ² of gross floor area	1 space per 28 m ² of gross floor area

TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN THE MU - MIXED USE DISTRICT

Use	MU - Mixed Use District
Ambulance stations	1 space per 28 m ² of gross floor area, excluding garage area
Bakeries with retail sales	1 space per 28 m ² of gross floor area
Bed and breakfast homes	1 space plus 1 space for each guest room
Clubs	1 space per 28 m ² of gross floor area
Commercial recreation facilities	1 space per 28 m ² of gross floor area
Community centres	1 space per 50 m ² of gross floor area
Convenience stores	1 space per 28 m ² of gross floor area
Cultural institutions	1 space per 28 m ² of gross floor area
Custodial care facilities	1 space plus 1 space per 5 persons enrolled in the facility
Day care centres and preschools	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
Dwelling groups	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Dwelling units, except multiple units	1 space per dwelling unit
Dwelling units, multiple unit	1 space per dwelling unit plus 0.1 spaces per dwelling unit for visitors
Financial institutions	1 space per 28 m ² of gross floor area
Health care clinics	1 space per 28 m ² of gross floor area
Home based businesses - type II	1 space per non-resident employee
Laundromats	1 space per 28 m ² of gross floor area

TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN THE MU - MIXED USE DISTRICT

Use	MU - Mixed Use District
Medical, dental and optical laboratories	1 space per 28 m ² of gross floor area
Offices and office buildings	1 space per 28 m ² of gross floor area
Parking lots	no requirement
Parks and playgrounds	no requirement
Personal service shops	1 space per 28 m ² of gross floor area
Photography studios	1 space per 28 m ² of gross floor area
Places of worship	3 spaces per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area
Public recreational facilities	1 space per 50 m ² of gross floor area
Public Works	no requirement
Repair services	1 space per 28 m ² of gross floor area
Residential care facilities	1 space plus 1 space for each non-resident staff member in the facility
Restaurants	1 per 4 seats intended for patrons' use
Retail stores	1 space per 28 m ² of gross floor area
Personal care homes	1 space per 4 beds plus 1 space per 4 employees
All Other Uses	1 space per 28 m ² of gross floor area

TABLE 4-4: OFF-STREET PARKING REQUIREMENTS IN THE M - INDUSTRIAL DISTRICT

Use	M - Industrial District
Abattoirs	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Airports	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater

TABLE 4-4: OFF-STREET PARKING REQUIREMENTS IN THE M - INDUSTRIAL DISTRICT

Use	M - Industrial District
Animal hospitals	1 space per 28 m ² of gross floor area
Auction markets, excluding livestock auction facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Auto body shops	1 space per 28 m ² of gross floor area
Automobile, marine, etc. sales and service	1 space per 28 m ² of gross floor area
Bulk fuel dealerships and storage	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Bulk fertilizer operations	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Car washes	3 spaces per bay
Cement and concrete plants	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Consignment centres	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Construction trades	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Dwelling units	1 space per dwelling unit
Freight handling facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Gas bars	1 space per 28 m ² of gross floor area
Grain elevators	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Indoor storage rental facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Industrial equipment storage, sales and maintenance	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Industrial equipment training facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Junk yards and auto wreckers	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Livestock auction facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Lumber yards, home improvement centres and building supply establishments	1 space per 50 m ² of gross floor area
Manufacturing or processing operations	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater

TABLE 4-4: OFF-STREET PARKING REQUIREMENTS IN THE M - INDUSTRIAL DISTRICT

Use	M - Industrial District
Nurseries, greenhouses and garden centres	1 space per 28 m ² of gross floor area
Parking lots	no requirement
Parks and playgrounds	no requirement
Public Works	no requirement
Public garages	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Railways and ancillary facilities	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Recycling collection depots	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Repair services	1 space per 28 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Sand and gravel operations	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Seed cleaning plants and feed mills	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Service stations	1 space per 28 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Stockyards	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Trucking operations, other transportation storage and service establishments	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Veterinary clinics	1 space per 28 m ² of gross floor area
Warehouses and storage yards	1 space per 90 m ² of gross floor area
Welding and machine shops	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Wholesale establishments	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
All Other Uses	1 space per 28 m ² of gross floor area

**TABLE 4-5: OFF-STREET PARKING REQUIREMENTS IN THE PR - PARKS AND RECREATION
AND FUD - FUTURE URBAN DEVELOPMENT DISTRICTS**

Use	PR - Parks and Recreation District	FUD - Future Urban Development District
Agricultural uses	no requirement	no requirement
Cemeteries	no requirement	no requirement
Community centres	1 space per 50 m ² of gross floor area	---
Cultural institutions	1 space per 50 m ² of gross floor area	---
Dwelling units	---	1 space per dwelling unit
Golf courses	no requirement	no requirement
Home based businesses - type II	---	1 space per non-resident employee
Nature interpretation trails and associated facilities	no requirement	---
Nurseries, greenhouses and garden centres	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Parks and playgrounds	no requirement	no requirement
Public recreational facilities	1 space per 50 m ² of gross floor area	---
Public Works	no requirement	no requirement
Radio, television and telecommunication towers and ancillary facilities	---	no requirement
Sand and gravel operations	---	1 space per 50 m ² of gross floor area or 1 space per 3 employees, whichever is greater
Sports fields	no requirement	no requirement
Tourist campgrounds	no requirement	---
Tourist information centres and booths	no requirement	---
Walking, hiking and ski trails and associated facilities	no requirement	---

4.8 SIGNS

All signs shall be subject to the following regulations:

4.8.1 General

- (1) In addition to signs permitted as set out below, temporary signs bearing notice of sale or lease, or other information relating to a temporary condition affecting the property, are permitted.
- (2) Signs shall not be located in sight triangles for intersections or driveways or in such a manner that visually obstruct sight triangles or otherwise jeopardize public safety.
- (3) Except as otherwise provided, no sign shall project beyond the property lines of the site to which it pertains.
- (4) Subject to the general provisions governing their location, directional signs providing on-site directions for the convenience and safety of persons using the site shall be permitted.
- (5) Permitted home based businesses may display one (1) fascia sign, not exceeding 0.4 m² in area, identifying the name of the home based business. Such sign shall not be illuminated and shall be affixed to the principal building. (**Note:** On multiple unit residential buildings, other permission may be required to display a home based business sign and no right to place such a sign in such situations is conveyed in this Bylaw.)
- (6) Signs may not be erected or maintained upon trees or painted or drawn upon natural features.
- (7) Neighbourhood identification signs are allowed in all Residential Districts and shall comply with Section 4.8.10 of this Bylaw.

4.8.2 Application for Permits

- (1) Applications for sign permits must be made in writing to the Development Officer by the owner, lessee or authorized agent of the building or premises on which the sign is to be erected. The written application shall be accompanied by plans, specifications, construction details, site plans and other information sufficient to inform the Development Officer of the exact nature and location of the intended sign.
- (2) Prior to issuing a sign permit for a free standing, projecting or roof sign, the Development Officer may require that the supplementary documentation described in (1) above, contain the professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and Bylaws.

4.8.3 Licensing of Portable Signs

- (1) Portable signs intended for rental or lease at more than one site during a one-year period, or located at more than one site during a one-year period must be licensed.
- (2) The annual license shall be in the form of a license sticker which must be affixed anywhere on the top one-third of the sign on the end or face closest to the street.
- (3) A license sticker is not transferable from one portable sign to another.

4.8.4 Permit and License Fees

TABLE 4-6: SIGN REGULATIONS IN PARKS AND RECREATION, FUTURE URBAN DEVELOPMENT AND RESIDENTIAL DISTRICTS

Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m ²)	
					Per Face	Total
All approved principle residential uses	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All approved principal commercial uses	2	6	1	2.5	2	4
All approved community service uses	2	10	1	3	2.5	5

Notes to Table 4-6:

- (1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group

4.8.7 On any site in the **Community Service District or Mixed Use District**, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal community service uses, residential uses and commercial uses in the Community Service District or Mixed Use District are set out in Table 4-7. The following provisions also apply:
- (a) No roof signs shall be permitted.
 - (b) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign.
 - (c) Signs applying to community service uses must not display advertising of any commercial service or product.

TABLE 4-7: SIGN REGULATIONS IN THE MIXED USE AND COMMUNITY SERVICE DISTRICT

Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m ²)	
					Per Face	Total
All permitted principal community service uses	3	18	1	3	6	12
All permitted principal residential uses	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All permitted principal commercial uses	2	18	1	6	6	12

Notes to Table 4-7:

- (1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group

4.8.8 In any site in any **Commercial or Industrial District**, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal commercial/ industrial uses, community service uses and residential uses are set out in Table 4-8. The following provisions also apply:
 - (a) Illuminated signs applying to commercial / industrial or community service uses 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.
 - (b) A free standing sign applying to a commercial / industrial use may be located in a required yard provided that the Development Officer is satisfied that it does not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety.
 - (c) Free standing signs shall maintain a minimum vertical clearance of 3.0 m above grade over any vehicle circulation area on the site.
 - (e) Signs other than free standing signs shall have a minimum vertical clearance of 2.7 m above grade where they project more than 7.5 cm from the building face.
 - (f) Awning signs shall not project more than 1.8 m from the building face.
 - (g) Projecting signs shall not project more than 1.8 metres above the eaves or parapet of a supporting building.
 - (h) Signs applying to community service uses must not display advertising of any commercial service or product.
 - (i) Except in the C1 - Commercial District, no sign shall project beyond the property lines of the site to which it pertains.
 - (j) In the C1 - Commercial District only, no projecting sign may project perpendicularly from the property line more than 3.0 metres or beyond a point 0.6 metres from the building side of the curb line, whichever is less.
 - (k) In the C1 - Commercial District only, no projecting sign may be suspended less than 2.6 metres above the surface of a public sidewalk or pedestrian right-of-way.
 - (l) Roof signs are permitted only on a principal building on any site and only one roof sign shall be permitted on each principal building.
 - (m) No portion of any roof sign may project beyond any exterior wall or parapet of the building upon which it is placed.

TABLE 4-8: SIGN REGULATIONS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

Uses	Maximum No. of Signs	Maximum Total Sign Face Area (m2)	Maximum Number of Free Standing Signs	Maximum Height of Free Standing Signs (m)	Maximum Sign Face Area of Free Standing Signs (m2)	
					Per Face	Total
All permitted principal commercial / industrial uses	n/a	n/a	-1	-2	-3	-3
All permitted community service uses	3	18	1	3	6	12
All permitted principal residential uses	1 ⁽⁴⁾	0.4 ⁽⁴⁾	0	n/a	n/a	n/a

Notes to Table 4-8:

- (1) In the C1 - Commercial District, a maximum of one free standing sign shall be permitted on sites with a minimum site width of 20 metres.
In the C2 - Commercial and M - Industrial Districts, a maximum of one free standing sign shall be permitted.
- (2) In the C1 - Commercial District: 6 metres
In the C2 - Commercial and M - Industrial Districts: 10 metres
- (3) In the C1 - Commercial District: maximum 5 square metres sign face area and 10 square metres total sign face area.
In the C2 - Commercial and M - Industrial Districts: 9 square metres sign face area and 18 square metres total sign face area.
- (4) Multiple-unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre, showing the name of the building or group.

4.8.9 Portable Sign Regulations

- (1) No portable sign shall have a single face area greater than 6.0 m².
- (2) No portable sign shall have a height greater than 3.0 metres above grade.
- (3) No portable sign shall occupy any space required for off-street parking unless the site contains off-street parking in excess of that required under this Bylaw.
- (4) On any single site, no portable sign may be located closer than 20.0 metres from any other portable sign.

4.8.10 Neighbourhood Identification Signs:

- (1) The following standards shall be adhered to for Neighbourhood Identification signs:
 - (a) a maximum sign face area of 6.0 m²;
 - (b) a maximum total sign face area of 12 m²;
 - (c) a maximum height of 3 metres;
 - (d) no less than 40% of any sign face area must be devoted to the neighbourhood theme;
 - (e) the sign may be illuminated by non-flashing, indirect illumination only;

4.9 HOME-BASED BUSINESSES

4.9.1 All applications for home based businesses must be considered as a **Type I or Type II Home Based Business**. The development standards for Type I and Type II home based businesses are contained in Sections 4.9.4 and 4.9.5.

4.9.2 Without limiting the authority of the Development Officer to approve other types of home based business applications, the following uses are specifically permitted as home based businesses, subject to the applicable development standards contained within Sections 4.9.4 and 4.9.5:

- (1) dressmaker, seamstress, or tailor.
- (2) office of a professional, or one who offers skilled services to clients and is not engaged in the sale of goods or products to clients.
- (3) music, dancing, yoga or art instruction, limited to no more than three students at a time.
- (4) the creation of home crafts for sale off site, such as novelties and souvenirs, corsage and flower arrangements, gift baskets, and other handicrafts including but not limited to ceramics, pottery, leather goods and jewellery.
- (5) art restoration.
- (6) electrology, acupuncture, reflexology, and massage therapy.
- (7) typing, word processing, and computer programming services.
- (8) beauty parlours, barber shops, photographer's studios.

4.9.2.1 Without limiting the authority of the Development Officer to approve other types of home based business applications, the following uses are specifically at Council's discretion as home based businesses, subject to the applicable development standards contained within Section 4.9.4 and 4.9.5:

- (1) pet grooming establishments for small animals with the confinement of animals restricted to indoors; but not including kennels for overnight boarding

(Bylaw Amendment #3-2009)

4.9.3 Without limiting the authority of the Development Officer to deny applications for other types of home based businesses which do not meet the requirements of this Bylaw, the following uses are prohibited as home based businesses, whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:

- (1) restaurants or tea rooms.
- (2) health or fitness clubs.
- (3) laundry services.
- (4) veterinary services, boarding or care of animals.
- (5) hotels and hospitals.
- (6) headquarters, or base of operations of a trucking, delivery, or towing operation.
- (7) Selling of motor vehicles or machinery.

- (8) welding or metal works conducted on site.
- (9) businesses utilizing large power tools and machinery, or businesses involved in the mass production of similar items or products.

4.9.4 The following development standards shall apply to all **Type I Home Based Businesses**:

- (1) No persons other than residents of the dwelling shall be employed in the home based businesses on the site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 30 m², may be occupied by home based businesses.
- (3) An attached garage or detached accessory building may be occupied by a home based business, provided that the total area devoted to home based businesses does not exceed 30 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.
- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.
- (7) Regardless of the number of home based businesses that may be located on any one site, a total of no more than seven (7) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.
- (8) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.9.5 The following development standards shall apply to all **Type II Home Based Businesses**:

- (1) In accordance with the definition of a Type II home based business, no more than one non-resident person shall be employed in relation to home based businesses on any one site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 40 m², may be occupied by home based businesses.
- (3) An attached garage or detached accessory building may be occupied by home based businesses, provided that the total area devoted to home based businesses does not exceed 58 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.
- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the building and property.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) One off-street parking space shall be required for a non-resident employee, and this space may be located in a required front yard. Additional off-street parking spaces may be required, where in the opinion of the Development Officer, due to the nature of the business or the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of Council.
- (7) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.
- (8) Regardless of the number of home based businesses that may be located on any one site, a total of no more than fourteen (14) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.
- (9) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.10 SPECIAL PROVISIONS

4.10.1 Service Stations

- (1) Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least six metres from a site line.
- (2) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- (3) Where service stations occupy a corner site, only one access point shall be on the flanking street.

4.10.2 Gas Bars

- (1) Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- (2) Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
 - (a) All fuel pumps and above ground storage tanks shall be at least five metres from any building on the site, and six metres from any site line.
 - (b) The site shall have at least two separate entrances for vehicles, at least 15 metres apart.
 - (c) Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off street parking spaces on the site.

4.10.3 Above Ground Fuel Storage Tanks

- (1) Above-ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- (2) The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar site shall not exceed:
 - (a) 150,000 litres for flammable liquids (gasoline).
 - (b) 100,000 litres for combustible liquids (diesel fuel).
 - (c) 100,000 litres of propane.
- (3) Above-ground fuel storage tanks shall be:
 - (a) for uses other than service stations and gas bars, located at least 3.0 metres from any property line or building, the 3.0 metre separation distance may be reduced to 1.0 metre for tanks with a capacity of 5,000 litres or less.
 - (b) for service stations and gas bars, located at least 6.0 metres from any property line or building.

- (c) separated from each other and be accessible for fire fighting purposes to the satisfaction of the Development Officer, the Fire Chief and the Fire Inspector.
 - (d) at least 15 metres from the boundary of any site within a Residential district.
- (4) For uses other than service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
 - (5) For service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 6.0 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
 - (6) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
 - (7) At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
 - (8) The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
 - (9) Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.

4.10.4 **Bed and Breakfast Homes**

- (1) A bed and breakfast home may be located in a detached one unit dwelling or in a two-unit dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- (2) Notwithstanding sections 4.7.4.(2) and 4.7.6 (2), required parking spaces may be permitted in a front yard.
- (3) Section 3.10 of this Bylaw shall apply to the review and approval of bed and breakfast homes.

4.10.5 **Day Care Centres and Pre-Schools**

- (1) Day care centres and pre-schools may be approved as an ancillary use or as a principal use. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (2) Required parking spaces shall not be located in a required front yard.
- (3) In addition to the development standards contained within the zoning district, Section 3.10 of this Bylaw shall apply to the review and approval of day care centres and pre-schools which are listed as discretionary uses.

4.10.6 **Custodial Care Facilities, Residential Care Facilities and Personal Care Homes**

- (1) Custodial care facilities, residential care facilities, and personal care homes may be approved as an ancillary use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility or a personal care home shall also be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.10 of this Bylaw.

4.10.7 **Adult Day Care Facilities**

- (1) Adult day care facilities may be approved as an ancillary use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) In addition to the development standards of the zoning district, adult day care facilities that are listed as discretionary uses shall be evaluated and developed in accordance with Section 3.10 of this Bylaw.

4.10.8 **Secondary Suites**

(Bylaw Amendment #15-2009)

- (1) Secondary suites may be located only in single detached dwellings and shall occupy no more than 40% of the gross floor area of the dwelling, including the area of the basement;
- (2) In order to accommodate a secondary suite, the principal building must have a gross floor area, including the area of the basement, of at least 100m²;
- (3) The maximum size of a secondary suite shall be 65m²;
- (4) No more than one secondary suite may be located in any single detached dwelling;
- (5) The floor area occupied by a secondary suite shall be considered as part of the principal building;
- (6) A secondary suite shall contain no more than two bedrooms;
- (7) No more than three persons may occupy a secondary suite;
- (8) One off-street parking space is required for a secondary suite in addition to at least one off-street parking space for the principal dwelling. The parking space required for the secondary suite shall not be located in a required front yard unless the subject site has no access to a rear lane. The parking space shall have a durable surface and be suitably screened.
- (9) Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling;

- (10) Secondary suites shall comply with all relevant requirements of the National Building Code, or equivalencies.

4.11 SERVICING

- 4.11.1 Holding or septic tanks are not allowed in the areas of the Town which can be serviceable from existing municipal water and sewer lines.
- 4.11.2 Developments outside the serviceable areas shall be connected to a private sewage disposal system approved by the authority responsible for approval of such systems under *The Public Health Act, 1994*.
- 4.11.3 When servicing becomes available, holding and septic tanks are to be disconnected and connection must be made to municipal services as per *The Public Health Act, 1994*.

4.12 STORAGE OF MATERIALS AND UNLICENSED OR INOPERATIVE MOTOR VEHICLES IN RESIDENTIAL DISTRICTS

In any Residential District:

- 4.12.1 No front yard shall be used for the storage of unlicensed motor vehicles or of materials or goods of any type.
- 4.12.2 No yard shall be used for storage or collection of hazardous material.
- 4.12.3 No yard or portion thereof shall be used for the storage of machinery not normally used for the maintenance of the residential property.
- 4.12.4 Outside storage of partially dismantled or inoperative motor vehicles is not permitted.
- 4.12.5 Only one unlicensed motor vehicle may be stored outdoors on a residential site outside of a fully enclosed building if it is shielded or screened from view. The unlicensed motor vehicle shall not be visible by someone standing at ground level from outside the property on which the vehicle is stored. Covering inoperable motor vehicles with tarps or car covers are also acceptable methods.
- 4.12.6 Licensed and unlicensed recreational vehicles are not required to be screened or covered.

4.13 DEVELOPMENT ON HAZARD LANDS

- 4.13.1 Where a proposed development or subdivision is to be located on what Council considers may be hazard land, the applicant shall submit a professional report on the proposed development. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures.
- 4.13.2 Actions identified, in an assessment prepared pursuant to 4.13.1, for prevention, change, mitigation or remedy may be incorporated as conditions to issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

- 4.14 BUILDINGS OR USES OCCUPYING MORE THAN ONE LOT** - Where an application is made for development of a building or use that will occupy more than one lot as herein defined, the parcel of land comprised of said lots shall be considered a site for the purposes of administering this Bylaw.

- 4.15 EXISTING BUILDINGS** - Where a building has been erected on or before the effective date of this Zoning Bylaw on a site having less than the minimum site width or area, or having less than the minimum front yard, side yard or rear yard required or more than the maximum site coverage permitted in this Zoning Bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:
- (1) the enlargement, reconstruction, repair or renovation does not further reduce the front yard, side yard or rear yard or further increase the site coverage that does not conform to this Zoning Bylaw.
 - (2) all other applicable provisions of this Zoning Bylaw are satisfied.
- 4.16 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 and access to an existing public road.
- 4.17 BUILDING TO BE MOVED** - No building shall be moved within or into the Town of Martensville without the issuance of a development permit unless such building is exempt under Section 3.2.2 of this Zoning Bylaw.
- 4.18 DEMOLITION OF BUILDINGS** - No building shall be demolished within the Town of Martensville without the issuance of a demolition permit.
- 4.19 GRADING AND LEVELLING OF SITES** - Any site for which a development permit has been issued shall be graded and levelled at the applicant's expense to provide for surface drainage which does not adversely affect adjacent property.
- 4.20 GARAGE AND YARD SALES**
- (1) Garage or yard sales may be undertaken on any site in a Residential or Community Service zoning district provided the sale is conducted by a resident of the dwelling on the subject site, or by a non-profit group associated with a place of worship, public school, community association or other similar group or organization.
 - (2) No more than four (4) sales may be conducted from one site in one calendar year, and any one sale may not last for more than three consecutive days.
- 4.21 WATER** - No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and the Saskatchewan Watershed Authority.
- 4.22 DEPTH TO FRONTAGE RATIO OF RESIDENTIAL LOTS** - no restrictions.
- 4.23 LANDSCAPING**
- 4.23.1 Required landscaping in Residential, Mixed Use, and Community Service Districts**

- (1) The entire site shall be landscaped, except those portions used for buildings, driveways, parking and garden.
- (2) That portion of the property site that fronts onto the street shall be landscaped throughout, from the building to the street, except those portions required and permitted for driveways and parking.
- (3) The landscaping area shall be devoted within the next growing season after occupancy or partial occupancy of the building or the site. The landscaping shall be maintained in a neat and tidy condition at all times.

4.23.2 **Required landscaping in Commercial Districts**

- (1) Landscaping in the C1 - Community Centre Commercial District shall be provided in accordance with a landscape plan and shall conform to the following provisions:
 - (a) A minimum of 10 percent of the site area shall be landscaped.
 - (b) All areas of the site not covered by the buildings, required accessory uses to the principle building, parking or vehicular manoeuvring areas, shall be landscaped to the minimum area requirements specified.
 - (c) Where a landscaped patio is part of the amenity area, the number of trees or other vegetation placed thereon shall be generally proportional to the area of the patio, in keeping with structural limitations.
 - (d) Where an outdoor private amenity space or communal open space is provided within the required landscaped area, it shall be considered as satisfying a portion of the landscaping requirements.
 - (e) Existing soft landscaping retained on a site may be considered in fulfilment of a portion of the total landscaping area requirement.
 - (f) Except for town boulevards, trees shall be planted in the overall minimum ratio of one tree per 45 square metres of landscaped area provided.
 - (g) The quality and extent of the landscaping established on a site shall be the minimum standard maintained on the site for the life of the development.
 - (h) Adequate means of irrigating and maintaining the landscaping shall be provided.
 - (i) Soft landscaping shall be provided as follows:
 - (i) all plant materials shall be of a species capable of healthy growth in Martensville;
 - (ii) wherever space permits, trees shall be planted in groups; and
 - (iii) shrubs shall be a minimum height or have a spread of 600 millimetres at the time of planting.
- (2) Landscaping in the C2 - Highway Commercial District shall be provided in accordance with a landscape plan and shall conform to the following provisions:
 - (a) A minimum of 10 percent of the site area shall be landscaped.

- (b) All areas of the site not covered by the buildings, required accessory uses to the principle building, parking or vehicular manoeuvring areas, shall be landscaped to the minimum area requirements specified.
 - (c) Where a landscaped patio is part of the amenity area, the number of trees or other vegetation placed thereon shall be generally proportional to the area of the patio, in keeping with structural limitations.
 - (d) Where an outdoor private amenity space or communal open space is provided within the required landscaped area, it shall be considered as satisfying a portion of the landscaping requirements.
 - (e) Existing soft landscaping retained on a site may be considered in fulfilment of a portion of the total landscaping area requirement.
 - (f) Except for town boulevards, trees shall be planted in the overall minimum ratio of one tree per 45 square metres of landscaped area provided.
 - (g) The quality and extent of the landscaping established on a site shall be the minimum standard maintained on the site for the life of the development.
 - (h) Adequate means of irrigating and maintaining the landscaping shall be provided.
 - (i) Soft landscaping shall be provided as follows:
 - (i) all plant materials shall be of a species capable of healthy growth in Martensville;
 - (ii) wherever space permits, trees shall be planted in groups; and
 - (iii) shrubs shall be a minimum height or have a spread of 600 millimetres at the time of planting.
 - (j) A landscaped strip of not less than six (6) metres in width lying parallel to and abutting the site line which adjoins Centennial Drive shall be provided.
- (3) The provision of landscaping shall be a condition of the issuance of a development permit wherever the existing use of a building or structure is significantly enlarged, undergoes a significant increase in capacity or is changed to a new use.

In these cases, the development permit will not be issued until the landscaping plan is approved by the Development Officer.

4.23.4 Required landscaping in Industrial Districts

- (1) A landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.

- (2) On corner lots, in addition to the landscaping requirements in the front yard, a landscaped strip of not less than 2.25 metres in width throughout lying parallel to and abutting the flanking street shall be provided.
- (3) Where an M - Industrial District abuts any Residential or Commercial District, without an intervening lane, there shall be a strip of land adjacent to the abutting site line if not less than 3 metre throughout, which shall not be used for any purpose except landscaping.

SECTION 5 - ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS

In order to carry out the purpose and provisions of this Bylaw, the Town 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.

Districts	Symbols
Low Density Residential	R1
Medium Density Residential	R2
High Density Residential	R3
Mobile Home Residential	RMH
Community Service	CS
Community Centre Commercial	C1
Highway Commercial	C2
Mixed Use	MU
Industrial	M
Parks and Recreation	PR
Future Urban Development	FUD

5.2 THE ZONING DISTRICT MAP

The map, bearing the statement "**This is the Zoning District Map referred to in Bylaw No. 18-2008**" adopted by the Council and signed by the Mayor and Administrator, and under the seal of the Town shall be known as the "**Zoning District Map**" and such map is declared to be an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

- 5.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "**Zoning District Map**".
- 5.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 5.3.3 Streets, lanes, and road allowances which are shown on the Zoning District Map and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 5.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the Zoning District Map.

5.4 ZONING DISTRICTS

The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in **Section 6**.

5.5 TRANSITIONAL ZONING PROVISIONS

Buildings lawfully existing at the time of the approval of this Bylaw shall be limited in terms of site width, front and rear yard setback, site coverage and off-street parking and loading requirements to the regulations of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

5.6 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

SECTION 6 - DISTRICT SCHEDULES

6.1 R1 - LOW DENSITY RESIDENTIAL DISTRICT

6.1.1 Purpose

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings and for other compatible uses.

6.1.2 Permitted Uses

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

Residential:

- (1) single detached dwellings
- (2) Secondary Suites (refer to Section 4.10.8) (Bylaw Amendment #15-2009)

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons
- (3) municipal facilities

6.1.3 Discretionary Uses

The following uses are discretionary in the **R1** - Low Density Residential District:

Residential:

- (1) two unit dwellings
- (2) semi-detached dwellings

Commercial:

- (1) adult day care - type II
- (2) bed and breakfast homes
- (3) convenience stores
- (4) day care centres and preschools
- (5) home-based businesses - type II
- (6) personal care homes
- (7) residential care facilities - type I
- (8) home based businesses (refer to Section 4.9.2.1) (Bylaw Amendment #3-2009)

Community Service:

- (1) community centres
- (2) places of worship
- (3) public elementary and secondary schools

6.1.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.1.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-1.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-1.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-1.

- (4) Landscaping

The regulations governing landscaping for the **R1** - Low Density Residential District are contained within Section 4.23 of this Bylaw.

6.1.6 Criteria for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R1** - Low Density Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.
- (3) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- (4) Convenience Stores are subject to the following criteria:
 - (a) Convenience stores shall be located on corner sites only.

- (b) The location of the convenience store will only be favourably considered where it can be demonstrated that residential amenity will not be unreasonable compromised.
 - (c) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (d) Any new parking and loading areas shall be landscaped to improve the visual appearance of this site.
- (5) Discretionary residential uses are subject to the following criteria:
- (a) dwellings shall maintain the residential character, density and purpose of the R1 - Low Density Residential district.
 - (b) the proposed site and adjacent areas shall have appropriate municipal servicing capability.
- (6) Adult day care - type II shall comply with Section 4.10.7 of this Bylaw.
- (7) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (8) Day care centres and preschools shall comply with Section 4.10.5 of this Bylaw.
- (9) Home-based businesses - type II shall comply with Section 4.9 of this Bylaw.
- (10) Personal care homes shall comply with Section 4.10.6 of this Bylaw.
- (11) Residential care facilities - type I shall comply with Section 4.10.6 of this Bylaw.
- (12) Discretionary community service uses are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by a community service use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.

- (e) Consideration will be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the residential neighbourhood.
- (f) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
- (g) Public elementary and secondary schools shall, where possible, be located adjacent to public open space.

6.1.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-1: R1 LOW DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Secondary Suites	refer to Section 4.10.8 (Bylaw Amendment #15-2009)						
Two-storey single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	58	50
Semi-detached dwellings	255 ⁽⁶⁾	8.5 ⁽⁷⁾	6	4.5	1.2 ^{(3) (8)}	46	60
Two-unit dwellings	510 ⁽⁹⁾	17 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	92	50
Adult day care	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Residential care facilities	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Bed and breakfast homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Day care centres and preschools	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Convenience stores	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	3 ⁽⁴⁾	no minimum	50
Community centres	450	15	6	4.5	3 ⁽⁴⁾	no minimum	50
Personal care homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Places of worship	450	15	6	4.5	3 ⁽⁴⁾	no minimum	50
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽⁴⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum

special limitations and exceptions to standards:

(1) where the site is served by a lane; otherwise 450

(2) where the site is served by a lane; otherwise 15

(3) except for corner sites, where it shall be 2 along the flanking street with a road right of way measuring less than 18

(Bylaw Amendment 4-2009)

(4) or ½ the average building height, whichever is greater

(5) where the site is serviced by a lane; otherwise 21

(6) where the site is serviced by a lane; otherwise 315

(7) where the site is serviced by a lane; otherwise 10.5

(8) except that no side yard shall be required where a common wall divides two dwelling units

(9) where the site is serviced by a lane; otherwise 630

(10) The regulations and development standards contained within the R1 - Low Density Residential District that apply to residential sites, single detached dwellings, two-unit dwellings and semi-detached dwellings shall also apply to bare land units and single detached dwellings, two-unit dwellings, semi-detached dwellings that are part of an approved bare land condominium plan.

6.2 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

6.2.1 Purpose

The objective of the **R2** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

6.2.2 Permitted Uses

The following uses are permitted in the **R2** - Medium Density Residential District:

Residential:

- (1) semi-detached dwellings
- (2) single detached dwellings
- (3) two-unit dwellings
- (4) Secondary Suites (refer to Section 4.10.8) (Bylaw Amendment #15-2009)

Commercial:

- (1) adult day care - type I (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)
- (3) personal care homes (refer to Section 4.10.6)
- (4) residential care facilities - type I (refer to Section 4.10.6)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons
- (3) municipal facilities

6.2.3 Discretionary Uses

The following uses are discretionary uses in the **R2** - Medium Density Residential District:

Residential:

- (1) dwelling groups
- (2) multiple unit dwellings
- (3) street townhouse dwellings

Commercial:

- (1) adult day care - type II
- (2) bed and breakfast homes
- (3) convenience stores
- (4) clubs
- (5) day care centres and preschools
- (6) health care clinics
- (7) home-based businesses - type II
- (8) parking lots
- (9) residential care facilities - type II
- (10) home based businesses (refer to Section 4.9.2.1) (Bylaw Amendment #3-2009)

Community Service:

- (1) ambulance stations
- (2) community centres
- (3) cultural institutions
- (4) custodial care facilities
- (5) places of worship
- (6) private schools
- (7) public elementary and secondary schools
- (8) public recreational facilities

6.2.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.2.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-2.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-2.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-2.

- (4) Landscaping

The regulations governing landscaping for the **R2 - Medium Density Residential District** are contained within Section 4.23 of this Bylaw.

6.2.6 Criteria for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R2 - Medium Density Residential District**:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for day care centres, pre-school nurseries, multiple unit dwellings, dwelling groups, residential care facilities, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Schools, places of worship, clubs, community centres, recreation facilities, cultural institutions and apartment buildings shall, where possible, be located on corner sites to facilitate access.

- (4) Convenience stores are subject to the following criteria:
 - (a) Convenience stores shall be located on corner sites only.
 - (b) The location of the convenience store will only be favourably considered where it can be demonstrated that residential amenity will not be unreasonable compromised.
 - (c) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (d) Any new parking and loading areas shall be landscaped to improve the visual appearance of this site.
- (5) Dwelling groups are subject to the following criteria:
 - (a) The minimum side yard of 3.5 m or $\frac{1}{2}$ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (6) Discretionary residential uses are subject to the following criteria:
 - (a) dwellings shall maintain the residential character, density and purpose of the R2 - Medium Density Residential district.
 - (b) the proposed site and adjacent areas shall have appropriate municipal servicing capability.
- (7) Adult day care - type II shall comply with Section 4.10.7 of this Bylaw.
- (8) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (9) Day care centres and preschools shall comply with Section 4.10.5 of this Bylaw.
- (10) Home-based businesses - type II shall comply with Section 4.9 of this Bylaw.
- (11) Parking lots are subject to the following criteria:
 - (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.

- (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.
- (12) Residential care facilities - type II shall comply with Section 4.10.6 of this Bylaw.
- (13) Ambulance stations are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
- (14) Community centres, cultural institutions, places of worship, public recreation facilities, clubs, health care clinics, and private and public elementary and secondary schools are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by the community service use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.

- (e) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (f) Consideration shall be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the residential neighbourhood.
 - (g) Private and public elementary and secondary schools shall, where possible, be located adjacent to public open space.
- (15) Custodial care facilities shall comply with Section 4.10.6 of this Bylaw.

6.2.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

Table 6-2: R2 Medium Density Residential District Development Standards

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Semi-detached dwellings	255 ⁽¹⁾	8.5 ⁽²⁾	6	4.5	1.2 ⁽³⁾⁽¹⁰⁾	46	60
Single detached dwellings	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Secondary Suites	refer to Section 4.10.8 (Bylaw Amendment #15-2009)						
Two-storey single detached dwellings	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	58	50
Two-unit dwellings	510 ⁽⁶⁾	17 ⁽⁷⁾	6	4.5	1.2 ⁽³⁾	92	50
Adult day care	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Residential care facilities	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽⁸⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽⁸⁾	50 per unit	60
Multiple-unit dwellings (apartment buildings)	630	6 per unit ⁽¹²⁾	(13)	4.5	(11)	40 per unit	60
Multiple-unit dwellings (town houses)	550	17	(13)	4.5	(10)(11)	46 per unit	60
Street townhouse dwellings	255 ⁽¹⁾	8.5 ⁽²⁾	6	4.5	1.2 ⁽³⁾⁽¹⁰⁾	46	60
Bed and breakfast homes	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Clubs	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Day care centres and preschools	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Health care clinics	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	3 ⁽⁸⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Ambulance stations	235	6	6	4.5	3	no minimum	50
Community centres	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Convenience stores	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	3 ⁽⁸⁾	no minimum	50
Cultural institutions	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Custodial care facilities	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Personal care home	360 ⁽⁴⁾	12 ⁽⁵⁾	6	4.5	1.2 ⁽³⁾	70	50
Places of worship	450	15	6	4.5	3 ⁽⁸⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽⁸⁾	no minimum	no maximum

(Bylaw Amendment #18-2010)

Special limitations and exceptions to standards:

- (1) where the site is served by a lane; otherwise 315
- (2) where the site is served by a lane; otherwise 10.5
- (3) except for corner sites where it shall be 2 along flanking street with a road right of way measuring less than 18 (Bylaw Amendment 4-2009)
- (4) where the site is served by a lane; otherwise 450
- (5) where the site is served by a lane; otherwise 15
- (6) where site is served by a lane; otherwise 630
- (7) where the site is served by a lane; otherwise 21
- (8) or ½ the average building height, whichever is greater
- (9) where the site is served by a lane; otherwise 315 per unit
- (10) except that no side yard shall be required where a common wall divides two dwelling units
- (11) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (12) to a maximum requirement of 21 m
- (13) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m
- (14) The regulations and development standards contained within the R2 - Medium Density Residential District that apply to residential sites, single detached dwellings, two-unit dwellings, semi-detached dwellings, dwelling groups, multiple unit dwellings and street townhouses shall also apply to bare land units and single detached dwellings, two-unit dwellings, semi-detached dwellings, dwelling groups, multiple unit dwellings and street townhouses that are part of an approved bare land condominium plan.

6.3 R3 - HIGH DENSITY RESIDENTIAL DISTRICT

6.3.1 Purpose

The purpose of the **R3** - Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit and multiple-unit dwellings and for other compatible uses.

6.3.2 Permitted Uses

The following uses are permitted in the **R3** - Residential District:

Residential:

- (1) multiple-unit dwellings
- (2) semi-detached dwellings
- (3) single detached dwellings
- (4) street townhouse dwellings
- (5) two-unit dwellings
- (6) Secondary Suites (refer to Section 4.10.8) (Bylaw Amendment #15-2009)

Commercial:

- (1) adult day care - types I and II (refer to Section 4.10.7)
- (2) home based businesses - type I (refer to Section 4.9)
- (3) personal care homes (refer to Section 4.10.6)
- (4) residential care facilities - types I and II (refer to Section 4.10.6)

Other:

- (1) parks and playgrounds
- (2) public utilities excluding offices, warehouses and storage yards and sewage lagoons
- (3) municipal facilities

6.3.3 Discretionary Uses

The following uses are discretionary uses in the **R3** - Residential District:

Residential:

- (1) dwelling groups

Commercial:

- (1) bed and breakfast homes
- (2) clubs
- (3) convenience stores
- (4) day care centres and preschools
- (5) health care clinics
- (6) home-based businesses - type II
- (7) laundromats
- (8) parking lots
- (9) home based businesses (refer to Section 4.9.2.1) (Bylaw Amendment #3-2009)

Community Service:

- (1) ambulance stations
- (2) community centres
- (3) cultural institutions
- (4) custodial care facilities
- (5) places of worship
- (6) private schools
- (7) public elementary and secondary schools
- (8) public recreational facilities
- (9) telecommunication towers

6.3.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.3.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-3.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-3.

- (3) Site Coverage

The maximum site coverage requirements are shown in Table 6-3.

- (4) Landscaping

The regulations governing landscaping for the **R3** - High Density Residential District are contained within Section 4.23 of this Bylaw.

6.3.6 Criteria for Discretionary Uses

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the **R3**-Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for dwelling groups, day care centres, pre-school nurseries, residential care facilities, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- (4) Convenience Stores are subject to the following criteria:

- (a) Convenience stores shall be located on corner sites only.
 - (b) The location of the convenience store will only be favourably considered where it can be demonstrated that residential amenity will not be unreasonable compromised.
 - (c) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (d) Any new parking and loading areas shall be landscaped to improve the visual appearance of this site.
- (5) Dwelling groups are subject to the following criteria:
- (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (6) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (7) Day care centres and preschools shall comply with Section 4.10.5 of this Bylaw.
- (8) Home-based businesses - type II shall comply with Section 4.9 of this Bylaw.
- (9) Laundromats are subject to the following criteria:
- (a) Laundromats shall be located on corner sites only.
 - (b) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
 - (c) Consideration shall be given to the area’s municipal servicing capacity.
- (10) Parking lots are subject to the following criteria:

- (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
 - (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.
- (11) Ambulance stations are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
- (12) Clubs, community centres, cultural institutions, places of worship, private and public elementary and secondary schools, health care clinics, and public recreation facilities are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or

already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.

- (e) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (f) Consideration shall be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the residential neighbourhood.
 - (g) Private and public elementary and secondary schools shall, where possible, be located adjacent to public open space.
- (13) Custodial care facilities shall comply with Section 4.10.6 of this Bylaw.
- (14) Telecommunication towers shall not exceed a height of 45.72 metres.

6.3.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-3: R3 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)	
Multiple-unit dwellings (apartment buildings)	630	6 per unit ⁽¹⁾	(2)	4.5	(3)	40 per unit	60	
Multiple-unit dwellings (town houses)	550	17	(2)	4.5	(3)(5)	46 per unit	60	
Semi-detached dwellings	255 ⁽⁴⁾	8.5 ⁽⁶⁾	6	4.5	1.2 ⁽⁵⁾⁽⁷⁾	46	60	
Street townhouse dwellings	255 ⁽⁴⁾	8.5 ⁽⁶⁾	6	4.5	1.2 ⁽⁵⁾⁽⁷⁾	46	60	
Single detached dwellings	255 ⁽⁴⁾	8.5 ⁽⁶⁾⁽¹⁴⁾	3	4.5	1.2 ⁽⁷⁾	70	50	
Secondary Suites	refer to Section 4.10.8						(Bylaw Amendment #15-2009)	
Two storey single detached dwelling	255 ⁽⁴⁾	8.5 ⁽⁶⁾⁽¹⁴⁾	3	4.5	1.2 ⁽⁷⁾	58	50	
Two-unit dwellings	510 ⁽¹⁰⁾	17 ⁽¹¹⁾	6	4.5	1.2 ⁽⁷⁾	92	50	
Adult day care	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Residential care facilities	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Personal care homes	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽¹²⁾	no minimum	10	
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum	
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum	
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽¹²⁾	no minimum	60	
Bed and breakfast homes	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Clubs	450	15	6	4.5	3 ⁽¹²⁾	no minimum	50	
Convenience stores	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	3 ⁽¹²⁾	no minimum	50	
Day care centres and preschools	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Health care clinics	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	3 ⁽¹²⁾	no minimum	50	
Laundromats	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	3 ⁽¹²⁾	no minimum	50	
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum	
Ambulance stations	235	6	6	4.5	3 ⁽¹²⁾	no minimum	50	
Community centres	450	15	6	4.5	3 ⁽¹²⁾	no minimum	50	
Cultural institutions	450	15	6	4.5	3 ⁽¹²⁾	no minimum	50	
Custodial care facilities	360 ⁽⁸⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽⁷⁾	70	50	
Places of worship	450	15	6	4.5	3 ⁽¹²⁾	no minimum	50	
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽¹²⁾	no minimum	no maximum	
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽¹²⁾	no minimum	no maximum	
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽¹²⁾	no minimum	no maximum	
Telecommunications tower	no minimum	no minimum	6	4.5	3	no minimum	no maximum	

Special limitations and exceptions to standards:

- (1) to a maximum requirement of 21 m
- (2) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m
- (3) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (4) where the site is served by a lane; otherwise 315 per unit
- (5) except that no side yard shall be required where a common wall divides two dwelling units
- (6) where the site is served by a lane; otherwise 10.5
- (7) except for corner sites where it shall be 2 along flanking street with a road right of way measuring less than 18 (Bylaw Amendment 4-2009)
- (8) where the site is served by a lane; otherwise 450
- (9) where the site is served by a lane; otherwise 15
- (10) where site is served by a lane; otherwise 630
- (11) where the site is served by a lane; otherwise 21
- (12) or ½ the side wall height, whichever is greater
- (13) The regulations and development standards contained within the R3 - High Density Residential District that apply to residential sites, single detached dwellings, two-unit dwellings, semi-detached dwellings, dwelling groups, multiple unit dwellings and street townhouses shall also apply to bare land units and single detached dwellings, two-unit dwellings, semi-detached dwellings, dwelling groups, multiple unit dwellings and street townhouses that are part of an approved bare land condominium plan.
- (14) to a maximum of 12 m

6.4 RMH - MOBILE HOME RESIDENTIAL DISTRICT

6.4.1 Purpose

The objective of the **RMH** - Mobile Home Residential District is to provide for residential development in the form of mobile homes and for other compatible uses.

6.4.2 Permitted Uses

The following uses are permitted uses in the **RMH** - Mobile Home Residential District:

Residential:

- (1) modular homes single wide
- (2) modular homes double wide or double high
- (3) single detached dwellings
- (4) Secondary Suites (refer to Section 4.10.8) (Bylaw Amendment #15-2009)

Commercial:

- (1) home based businesses - type I (refer to Section 4.9)

Other:

- (1) parks and playgrounds
- (2) public works excluding offices, warehouses, storage yards and sewage lagoons
- (3) municipal facilities

6.4.3 Discretionary Uses

The following uses are discretionary uses in the **RMH** - Mobile Home Residential District:

Commercial:

- (1) adult day care - type I
- (2) convenience stores
- (3) day care centres and pre-schools
- (4) home-based businesses - type II
- (5) laundromats
- (6) parking lots
- (7) home based businesses (refer to Section 4.9.2.1) (Bylaw Amendment #3-2009)

Community Service:

- (1) public recreational facilities
- (2) places of worship

6.4.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.4.5 Regulations

(1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-4.

(2) Floor Areas

The minimum floor area requirements are shown in Table 6-4.

(3) Site Coverage

The maximum site coverage requirements are shown in Table 6-4.

(4) Landscaping

The regulations governing landscaping for the **RMH** - Mobile Home Residential District are contained within Section 4.23 of this Bylaw.

6.4.6 Standards for Modular Homes

(1) All modular homes shall be placed on a permanent foundation comprised of a full or partial basement and/or concrete or preserved wood grade beam or pile structure, such foundation being not less than 600 millimetres above recommended or established grade. Basement wall and grade beam support shall be attached to the perimeter of the building.

(2) Pre-finished metal, plastic or other similar pre-finished skirting which matches the prefabricated home siding shall be vertically installed between the underside of the modular home and the ground. Skirting shall be installed permanently and anchored securely to both the modular home and the ground.

(3) Structural additions to a modular home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home.

6.4.7 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **RMH** - Mobile Home Residential District:

(1) All discretionary uses shall maintain the residential character of the area as much as possible. All discretionary uses shall maintain the residential character of the area as much as possible.

(2) Off street parking spaces for adult day care, day care centres and pre-school nurseries shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.

(3) Convenience Stores are subject to the following criteria:

- (a) Convenience stores shall be located on corner sites only.
 - (b) The location of the convenience store will only be favourably considered where it can be demonstrated that residential amenity will not be unreasonable compromised.
 - (c) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (d) Any new parking and loading areas shall be landscaped to improve the visual appearance of this site.
- (4) Adult day care - type I shall comply with Section 4.10.7 of this Bylaw.
- (5) Day care centres and pre-schools shall comply with Section 4.10.5 of this Bylaw.
- (6) Home based businesses - type II shall comply with Section 4.9 of this Bylaw.
- (7) Laundromats are subject to the following criteria:
- (a) Laundromats shall be located on corner sites only.
 - (b) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
 - (c) Consideration shall be given to the area's municipal servicing capacity.
- (8) Parking lots are subject to the following criteria:
- (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
 - (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.
- (9) Public recreation facilities and places of worship are subject to the following criteria:

- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
- (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
- (c) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
- (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
- (e) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
- (f) Consideration shall be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the residential neighbourhood.

TABLE 6-4: RMH MOBILE HOME RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Modular homes	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	65	50
Single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	70	50
Secondary Suites	refer to Section 4.10.8 (Bylaw Amendment #15-2009)						
Two storey single detached dwellings	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽³⁾	58	50
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Adult day care	360 ⁽¹⁾	12 ⁽²⁾	3	4.5	1.2 ⁽⁵⁾	70	50
Convenience stores	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	3 ⁽⁴⁾	no minimum	50
Day care centres and preschools	360 ⁽¹⁾	12 ⁽²⁾	6	4.5	1.2 ⁽⁵⁾	70	50
Laundromats	235	12 ⁽²⁾	6	4.5	3 ⁽⁴⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum
Places of worship	450	15	6	4.5	3 ⁽⁴⁾	no minimum	50

Special limitations and exceptions to standards:

- (1) Where the site is served by a lane; otherwise 450
- (2) where the site is served by a lane; otherwise 15
- (3) except: (a) where no lane is provided, one side yard shall be 4.5;
(b) where the main entrance door on the long side of home faces a side site line, 4.5 on that side;
(c) for corner sites, where it shall be 2 along any flanking street with a road right of way measuring less than 18 (Bylaw Amendment 4-2009)
- (4) or ½ the side wall height, whichever is greater
- (5) except for corner sites where it shall be 2 along the flanking street

6.5 CS - COMMUNITY SERVICE DISTRICT

6.5.1 Purpose

The objective of the CS - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

6.5.2 Permitted Uses

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

Community Service:

- (1) ambulance stations
- (2) cemeteries
- (3) community centres
- (4) cultural institutions
- (5) educational institutions
- (6) Federal, Provincial and Municipal buildings and uses, but excluding warehouses, storage yards and sewage lagoons
- (7) public elementary and secondary schools
- (8) public hospitals
- (9) public recreational facilities
- (10) places of worship

Commercial:

- (1) adult day care - types I and II (refer to Section 4.10.7)
- (2) clubs
- (3) commercial recreational facilities, including skating and curling rinks, golf courses and tourist campgrounds
- (4) day care centres and pre-schools (refer to Section 4.10.5)
- (5) financial institutions
- (6) funeral homes and crematoriums
- (7) health care clinics
- (8) home based businesses - type I (refer to Section 4.9)
- (9) medical, dental and optical laboratories
- (10) personal care homes (refer to section 4.10.6)
- (11) private schools
- (12) residential care facilities - types I and II (refer to Section 4.10.6)

Other:

- (1) parks and playgrounds
- (2) public works excluding warehouses, storage yards and sewage lagoons
- (3) municipal facilities

6.5.3 Discretionary Uses

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

Community Service:

- (1) custodial care facilities

Commercial:

- (1) bed and breakfast homes
- (2) convenience stores, with or without associated gas bars
- (3) home based businesses - type II
- (4) parking lots
- (5) race tracks
- (6) restaurants, with or without associated lounges

Residential:

- (1) dwelling groups
- (2) multiple-unit dwellings
- (3) semi-detached dwellings
- (4) single detached dwellings
- (5) street townhouse dwellings
- (6) two-unit dwellings

Other:

- (1) telecommunication towers

6.5.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw)

6.5.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown on Table 6-5.

- (2) Floor Areas

The minimum floor area requirements are shown on Table 6-5.

- (3) Site Coverage

The maximum site coverage requirements are shown on Table 6-5.

- (4) Landscaping

The regulations governing landscaping for the **CS - Community Service District** are contained within Section 4.23 of this Bylaw.

6.5.6 **Criteria for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **CS - Community Service District**:

- (1) Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- (2) Dwelling groups are subject to the following criteria:
 - (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (3) Convenience Stores and Gas Bars are subject to the following criteria:
 - (a) Convenience stores, with or without associated gas bars, shall be located on corner sites only.
 - (b) Gas bars will be permitted only in association with a convenience store.
 - (c) The location of the convenience store, with or without an associated gas bar will only be favourably considered where it can be demonstrated that adjacent residential amenity will not be unreasonable compromised.
 - (d) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (e) Any new parking and loading areas shall be landscaped to improve the visual appearance of this site.
 - (f) Gas bars shall comply with sections 4.10.2 and 4.10.3 of this Bylaw.
- (4) Custodial care facilities shall comply with Section 4.10.6 of this Bylaw.
- (5) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (6) Home based businesses - type II shall comply with Section 4.9 of this Bylaw.

- (7) Parking lots are subject to the following criteria:
- (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
 - (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.
- (8) Race tracks are subject to the following criteria:
- (a) Race tracks shall demonstrate that the frequency and duration of noise levels will not adversely affect the amenity of the adjacent land uses.
 - (b) Methods used to mitigate the adverse noise effects of the race track may include, but not be limited to:
 - (i) The provision or construction of barriers
 - (ii) The provision of greater distances between the noise generator and existing development
 - (iii) Screening the noise generator using natural or man-made materials
- (9) Restaurants, with or without associated lounges, are subject to the following criteria:
- (a) Restaurants shall maintain the character, density and purpose of the CS - Community Service District.
 - (b) Restaurants, with or without associated lounges, where possible, shall be located in close proximity to similar community and support facilities.
 - (c) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and screening.
- (10) Discretionary residential uses are subject to the following criteria:
- (a) dwellings shall maintain the residential character, density and purpose of the CS - Community Service district.

(b) the proposed site and adjacent areas shall have appropriate municipal servicing capacity.

(11) Towers shall not exceed a height of 45.72 metres.

6.5.7 **Exceptions to Development Standards**

(1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-5: CS COMMUNITY SERVICE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width(m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m2)	Maximum Site Coverage (%)
Ambulance stations	235	6	6	4.5	3 ⁽²⁾	no minimum	no maximum
Cemeteries	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Community centres	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Cultural institutions	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Educational institutions	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Federal, Provincial and Municipal buildings and uses	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Public hospitals	no minimum	no minimum	6	4.5	3 ⁽²⁾	no minimum	no maximum
Public recreational facilities	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Places of worship	450	12	6	4.5	3 ⁽²⁾	no minimum	no maximum
Personal care homes	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	no minimum	50
Adult day care	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	no minimum	50
Clubs	450	12	6	4.5	3 ⁽²⁾	no minimum	50
Commercial recreational facilities	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Day care centres and preschools	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Financial institutions	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Funeral homes and crematoriums	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Health care clinics	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Medial, dental and optical laboratories	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽²⁾	no minimum	no maximum
Residential care facilities	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Parks and playgrounds	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Public works	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Custodial care facilities	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	3 ⁽²⁾	70	50
Bed and breakfast homes	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽¹²⁾	70	50
Convenience stores	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Parking lots	no minimum	no minimum	3	3	3	no minimum	no maximum
Restaurants	235	6	6	4.5	3 ⁽²⁾	no minimum	50
Race tracks	235	6	6	4.5	3	no minimum	no maximum
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽²⁾	no minimum	60
Multiple-unit dwellings	185 per unit	6 per unit ⁽⁴⁾	⁽¹³⁾	4.5	⁽¹⁾	40 per unit	60

TABLE 6-5: CS COMMUNITY SERVICE DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width(m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m2)	Maximum Site Coverage (%)
(apartment buildings)							
Multiple-unit dwellings (townhouses)	255 per unit ⁽⁵⁾	no minimum	⁽¹³⁾	4.5	⁽¹¹⁾ ⁽¹⁾	46 per unit	60
Semi-detached dwellings	255 ⁽⁶⁾	8.5 ⁽⁸⁾	6	4.5	1.2 ⁽¹¹⁾ ⁽¹²⁾	46	60
Single detached dwellings	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽¹²⁾	70	50
Street townhouse dwellings	255 ⁽⁶⁾	8.5 ⁽⁸⁾	6	4.5	1.2 ⁽¹¹⁾ ⁽¹²⁾	46	60
Telecommunications tower	no minimum	no minimum	6	4.5	3	no minimum	no maximum
Two storey single detached dwellings	360 ⁽³⁾	12 ⁽⁹⁾	6	4.5	1.2 ⁽¹²⁾	70	50
Two-unit dwellings	510 ⁽⁷⁾	17 ⁽¹⁰⁾	6	4.5	1.2 ⁽¹²⁾	92	50

Special limitations and exceptions to standards:

- ⁽¹⁾ for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- ⁽²⁾ or ½ of the building height, whichever is greater
- ⁽³⁾ where the site is served by a lane; otherwise, 450
- ⁽⁴⁾ to a maximum requirement of 21 m
- ⁽⁵⁾ where the site is served by a lane; otherwise, 315 per unit
- ⁽⁶⁾ where the site is served by a lane; otherwise, 315
- ⁽⁷⁾ where the site is served by a lane; otherwise, 630
- ⁽⁸⁾ where the site is served by a lane; otherwise, 10.5
- ⁽⁹⁾ where the site is served by a lane; otherwise, 15
- ⁽¹⁰⁾ where the site is served by a lane; otherwise, 21
- ⁽¹¹⁾ except that no side yard shall be required where a common wall divides two dwelling units
- ⁽¹²⁾ except for corner sites, where it shall be 2 along the flanking street
- ⁽¹³⁾ for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m

6.6 C1 - COMMUNITY CENTRE COMMERCIAL DISTRICT

6.6.1 Purpose

The objective of the C1 - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

6.6.2 Permitted Uses

The following uses are permitted uses in the C1 - Community Centre Commercial District:

Commercial:

- (1) bakeries with retail sales
- (2) bus terminals
- (3) clubs
- (4) commercial recreation facilities, excluding curling or skating rinks or golf courses
- (5) convenience stores
- (6) day care centres and pre-schools (refer to Section 4.10.5)
- (7) financial institutions
- (8) funeral homes and crematoriums
- (9) health care clinics
- (10) home based businesses - type 1 (refer to Section 4.9)
- (11) hotels
- (12) medical, dental and optical laboratories
- (13) motels
- (14) offices and office buildings
- (15) personal service shops
- (16) photography studios
- (17) printing plants and newspaper offices
- (18) radio and television stations
- (19) repair services restricted to the repair of household goods and appliances
- (20) restaurants, with or without associated lounges
- (21) retail stores
- (22) tourist information centres and booths
- (23) theatres
- (24) veterinary clinics

Community Service:

- (1) cultural institutions
- (2) community centres
- (3) places of worship
- (4) public recreational facilities
- (5) public works excluding warehouses, storage yards and sewage lagoons

Residential:

- (1) dwelling units in conjunction with and attached to any other permitted use

Other:

- (1) parks and playgrounds
- (2) municipal facilities

6.6.3 Discretionary Uses

The following uses are discretionary uses in the **C1** - Community Centre Commercial District:

Commercial:

- (1) car washes
- (2) educational institutions
- (3) gas bars
- (4) home based businesses - type 2
- (5) lumber yards, home improvement centres and building supply establishments
- (6) malls
- (7) night clubs
- (8) nurseries, greenhouses and garden centres
- (9) parking lots
- (10) service stations
- (11) shopping centres
- (12) taverns
- (13) taxidermy establishments
- (14) telecommunication towers

Community Service:

- (1) private schools
- (2) public elementary and secondary schools

6.6.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.6.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-6.

- (2) General Regulations

- (a) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles.
- (b) All outside storage permitted pursuant to (a), above, shall be fenced, and where the area abuts a Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

(3) Accessory Dwelling Units

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
- (b) The minimum floor area of each dwelling unit shall be 28 square metres.

(4) Landscaping

The regulations governing landscaping for the **C1** - Community Centre Commercial District are contained within Section 4.23 of this Bylaw.

6.6.6 **Criteria for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **C1** - Community Centre Commercial District:

- (1) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (2) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (3) Bus terminals shall comply with Section 4.10.3 of this Bylaw.
- (4) Car washes are subject to the following criteria:
 - (a) The location of the car wash will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians
- (5) Gas bars shall comply to Sections 4.10.2 and 4.10.3 of this Bylaw.
- (6) Home based businesses - type II shall comply to Section 4.9 of this Bylaw.
- (7) Lumber yards, home improvement centres and building supply establishments are subject to the following criteria:

- (a) The location of lumber yards, home improvement centres and building supply establishments will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians
 - (iv) utilization of hazardous substances
- (8) Malls and shopping centres are subject to the following criteria:
 - (a) Malls and shopping centres shall have clearly defined pedestrian walkways between the sidewalk and building entrances.
 - (b) It must be demonstrated to the satisfaction of council that mitigation of vehicular traffic impacts has been addressed.
 - (c) Parking lots, service areas, and loading zones shall be appropriately screened from view of the street.
 - (d) Primary access to malls and shopping centres shall preferably be from a thoroughfare street system.
 - (e) The number and location of vehicle entrances to a commercial development shall be consistent with the existing or anticipated design of adjacent streets and consideration shall be given to the minimum number of entrances needed to move traffic onto and off the site safely and efficiently.
- (9) Night clubs and taverns are subject to the following criteria:
 - (a) Night Clubs shall maintain the character, density and purpose of the C1 - Community Centre Commercial District.
 - (b) The location of the night club will only be favourably considered where it can be demonstrated that the use will have a minimal impact on the amenity of the C1 - Community Centre Commercial district and adjacent residential areas and that these areas will not be unreasonably compromised.
 - (c) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and screening.
- (10) Nurseries, greenhouses and garden centres are subject to the following criteria:

- (a) The location of nurseries, greenhouses and garden centres will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians

- (11) Parking lots are subject to the following criteria:
 - (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
 - (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.

- (12) Private and public elementary and secondary schools, and educational institutions are subject to the following criteria:
 - (a) Schools and educational institutions shall maximize accessibility, ensuring that traffic movements generated by the use do not disrupt the traffic flow in the C1 - Community Centre Commercial district.
 - (b) Consideration shall be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the C1 - Community Centre Commercial district.
 - (c) Where possible, school sites shall be located adjacent to public open space.

- (13) Service stations shall comply with Sections 4.10.1 and 4.10.3 of this Bylaw.

- (14) Towers shall not exceed a height of 45.72 meters.

- (15) Multiple unit dwellings (in apartment building configuration only) are subject to the following criteria:

- (a) The location of multiple unit dwellings will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
- (i) municipal servicing capacity
 - (ii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians

TABLE 6-6: C1 COMMUNITY CENTRE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)
Bakeries with retail sales	235	6	no minimum	(2)	(3)	no maximum
Bus terminals	235	6	no minimum	(2)	(3)	no maximum
Commercial recreation facilities	235	6	no minimum	(2)	(3)	no maximum
Community centres	235	6	no minimum	(2)	(3)	no maximum
Convenience stores	235	6	no minimum	(2)	(3)	no maximum
Day care centres and preschools	235	6	no minimum	(2)	(3)	no maximum
Financial institutions	235	6	no minimum	(2)	(3)	no maximum
Funeral homes and crematoriums	235	6	no minimum	(2)	(3)	no maximum
Health care clinics	235	6	no minimum	(2)	(3)	no maximum
Hotels	235	6	no minimum	(2)	(3)	no maximum
Medical, dental and optical laboratories	235	6	no minimum	(2)	(3)	no maximum
Motels	235	6	no minimum	(2)	(3)	no maximum
Night clubs	235	6	no minimum	(2)	(3)	no maximum
Offices and office buildings	235	6	no minimum	(2)	(3)	no maximum
Personal service shops	235	6	no minimum	(2)	(3)	no maximum
Photography studios	235	6	no minimum	(2)	(3)	no maximum
Printing plants and newspaper offices	235	6	no minimum	(2)	(3)	no maximum
Radio and television stations	235	6	no minimum	(2)	(3)	no maximum
Repair services	235	6	no minimum	(2)	(3)	no maximum
Restaurants	235	6	no minimum	(2)	(3)	no maximum
Retail stores	235	6	no minimum	(2)	(3)	no maximum
Taverns	235	6	no minimum	(2)	(3)	no maximum
Theatres	235	6	no minimum	(2)	(3)	no maximum
Veterinary clinics	235	6	no minimum	(2)	(3)	no maximum
Cultural institutions	235	6	no minimum	(2)	(3)	no maximum
Public recreation facilities	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Public works	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Municipal facilities	no minimum	no minimum	no minimum	(2)	(3)	(3)
Dwelling units in conjunction with and attached to any other permitted use ⁽⁴⁾	(6)	(6)	(6)	(2)	(3)	no maximum
Parks and playgrounds	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Car washes	510	15	7.5	(2)	(3)	no maximum
Clubs	235	6	no minimum	(2)	(3)	no maximum

TABLE 6-6: C1 COMMUNITY CENTRE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)
Educational institutions	235	6	no minimum	(2)	(3)	no maximum
Gas bars	510	15	7.5	(2)	(3)	no maximum
Lumber yards, home improvement centres and building supply establishments	235	6	no minimum	(2)	(3)	no minimum
Malls	923	15	7.5	(2)	(3)	no maximum
Nurseries, greenhouses and garden centres	235	6	no minimum	(2)	(3)	no maximum
Parking lots	no minimum	no minimum	no minimum	(2)	(3)	no maximum
Private schools	235	6	no minimum	(2)	(3)	no maximum
Public elementary and secondary schools	235	6	no minimum	(2)	(3)	no maximum
Service stations	923	30	7.5	(2)	(3)	no maximum
Shopping centres	923	15	7.5	(2)	(3)	no maximum
Taxidermy establishments	235	6	no minimum	(2)	(3)	no maximum
Tourist information centres and booths	235	6	no minimum	(2)	(3)	no maximum
Places of worship	235	6	no minimum	(2)	(3)	no maximum
Multiple-unit dwellings (apartment buildings)	185 per unit	6 per unit ⁽¹⁾	(4)	no minimum	(5)	60

Special limitations and exceptions to standards:

- (1) to a maximum requirement of 21 m
- (2) where the rear line of a site in any C1 - Community Centre Commercial District abuts any Residential District without an intervening street or lane, 4.5 m; otherwise no requirement
- (3) where the side line of a site in any C1 - Community Centre Commercial District abuts any Residential District without an intervening street or lane, 1.5 m; otherwise no requirement
- (4) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m
- (5) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (6) for dwelling units in conjunction with and attached to any other permitted use the minimum site area, the minimum site width and the minimum front yard standards shall be the same as the standards for the permitted use that the dwelling unit is in conjunction with and attached to

6.7 C2 - HIGHWAY COMMERCIAL DISTRICT

6.7.1 Purpose

The objective of the C2 - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

6.7.2 Permitted Uses

The following uses are permitted in the C2 - Highway Commercial District:

Commercial / Industrial:

- (1) animal hospitals
- (2) automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments (refer to Section 4.10.3)
- (3) automotive and industrial supply stores
- (4) bingo halls
- (5) bus terminals (refer to Section 4.10.3)
- (6) car washes
- (7) clubs
- (8) commercial recreation facilities
- (9) construction trades
- (10) convenience stores
- (11) drive-in theatres
- (12) dry cleaning establishments
- (13) financial institutions
- (14) funeral homes and crematoriums
- (15) health care clinics
- (16) hotels
- (17) gas bars (refer to Sections 4.10.2 and 4.10.3)
- (18) lumber yards, home improvement centres and building supply establishments
- (19) medical, dental and optical laboratories
- (20) miniature golf courses
- (21) motels
- (22) nurseries, greenhouses and garden centres
- (23) offices and office buildings
- (24) parking lots
- (25) personal service shops
- (26) printing plants and newspaper offices
- (27) public garages (refer to Section 4.10.3)
- (28) radio and television stations
- (29) repair services restricted to the repair of household goods and appliances
- (30) restaurants, with or without associated lounges
- (29) retail stores
- (30) service stations (refer to Sections 4.10.1 and 4.10.3)
- (31) theatres
- (32) tourist information centres and booths
- (33) veterinary clinics
- (34) wholesale establishments

Community Service:

- (1) ambulance stations
- (2) places of worship
- (3) public recreation facilities
- (4) public works excluding warehouses, storage yards and sewage lagoons

Residential:

- (1) dwelling units accessory to permitted uses and integrated as part of principal buildings, for the use of caretakers, owners or managers

Other:

- (1) parks and playgrounds
- (2) municipal facilities

6.7.3 Discretionary Uses

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

Commercial / Industrial:

- (1) auto body shops
- (2) consignment centres
- (3) freight handling facilities
- (4) indoor storage rental facilities
- (5) malls
- (6) recycling collection depots
- (7) shopping centres
- (8) storage garages
- (9) taverns
- (10) taxidermy and accessory tanning of hides
- (11) tourist campgrounds
- (12) trucking operations (refer to Section 4.10.3)
- (13) warehouses
- (14) welding and machine shops

6.7.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.7.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-7.

- (2) General Regulations

- (a) Except for areas used solely for display of products for sale, all outside storage shall be fenced and, where the site abuts a residential site without an intervening street or lane, all such outside storage areas shall be screened with a solid fence or hedge at least 1.8 metres in height.

- (3) Accessory Dwelling Units

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
 - (b) The minimum floor area of each dwelling unit shall be 28 square metres.
- (4) Landscaping

The regulations governing landscaping for the **C2 - Highway Commercial District** are contained within Section 4.23 of this Bylaw.

6.7.6 **Criteria for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **C2 - Highway Commercial District**:

- (1) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (2) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (3) Auto body shops, freight handling facilities, taxidermy and accessory tanning of hides, warehouses and welding and machine shops are subject to the following criteria:
 - (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration shall be given to the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians
 - (iv) utilization of hazardous substances
- (4) Consignment centres are subject to the following criteria:
 - (a) Consignment centres shall not be located within 300 metres of another consignment centre, as measured from property line to property line.
 - (b) The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.
 - (c) The business window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the business shall

remain at adequate levels to clearly see into the business from the exterior of the business.

- (5) Warehouses and freight handling facilities are subject to the additional following criteria:
 - (a) The use shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints.
 - (b) No outside storage is permitted for a wholesale establishment.
- (6) Malls and shopping centres are subject to the following criteria:
 - (a) Malls and shopping centres shall have clearly defined pedestrian walkways between the sidewalk and building entrances.
 - (b) It must be demonstrated to the satisfaction of council that mitigation of vehicular traffic impacts has been addressed.
 - (c) Parking lots, service areas, and loading zones shall be appropriately screened from view of the street.
 - (d) Primary access to malls and shopping centres shall preferably be from a thoroughfare street system.
 - (e) The number and location of vehicle entrances to a commercial development shall be consistent with the existing or anticipated design of adjacent streets and consideration shall be given to the minimum number of entrances needed to move traffic onto and off the site safely and efficiently.
- (7) Recycling collection depots, indoor storage rental facilities and storage garages are subject to the following criteria:
 - (a) The use shall be located where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.
- (8) Taverns are subject to the following criteria:
 - (a) Taverns shall maintain the character, density and purpose of the C2 - Highway Commercial District.
 - (b) The location of the tavern will only be favourably considered where it can be demonstrated that the use will have a minimal impact on the amenity of the C2 - Community Centre Commercial district and adjacent residential areas and that these areas will not be unreasonably compromised.
 - (c) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and screening.

- (9) Tourist campgrounds are subject to the following criteria:
- (a) Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained.
 - (b) Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site and appropriately located and screened or landscaped to avoid any adverse visual impact from the road and within the development.
 - (c) There shall be adequate manoeuvring space on-site.
 - (d) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (10) Trucking operations shall comply with Section 4.10.3 of this Bylaw.

Table 6-7: C2 Highway Commercial District Development Standards

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Animal hospitals	1100	30	6	(1)	1.5
Automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments	550	15	6	(1)	1.5
Automotive and industrial supply stores	550	15	6	(1)	1.5
Bus terminals	1100	30	6	(1)	1.5
Car washes	1100	30	6	(1)	1.5
Clubs	550	15	6	(1)	1.5
Construction trades	550	15	6	(1)	1.5
Convenience stores	550	15	6	(1)	1.5
Drive-in theatres	1100	30	6	(1)	1.5
Funeral homes and crematoriums	550	15	6	(1)	1.5
Gas bars	550	15	6	(1)	1.5
Health care clinics	550	15	6	(1)	1.5
Hotels	1675	30	15	(1)	1.5
Lumber yards, home improvement centres and building supply establishments	1100	30	6	(1)	1.5
Medical, dental and optical laboratories	550	15	6	(1)	1.5
Motels	1675	30	15	(1)	1.5
Nurseries, greenhouses and garden centres	1100	30	6	(1)	1.5
Offices and office buildings	550	15	6	(1)	1.5
Parking lots	no minimum	no minimum	6	(1)	1.5
Personal service shops	550	15	6	(1)	1.5
Public garages	1100	30	6	(1)	1.5
Radio and television stations	550	15	6	(1)	1.5
Rental stores	550	15	6	(1)	1.5
Repair services	550	15	6	(1)	1.5
Restaurants	550	15	6	(1)	1.5
Service stations	1100	30	6	(1)	1.5
Theatres	550	15	6	(1)	1.5
Veterinary clinics	550	15	6	(1)	1.5
Wholesale establishments	1100	30	6	(1)	1.5
Ambulance stations	550	15	6	(1)	1.5

Table 6-7: C2 Highway Commercial District Development Standards

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Public works	no minimum	no minimum	no minimum	no minimum	no minimum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum
Parks and playgrounds	no minimum	no minimum	no minimum	(1)	1.5
Places of worship	550	15	6	(1)	1.5
Auto body shops	550	15	6	(1)	1.5
Bingo halls	1100	30	6	(1)	1.5
Commercial recreation facilities	550	15	6	(1)	1.5
Consignment centres	550	15	6	(1)	1.5
Dry cleaning establishments	550	15	6	(1)	1.5
Dwelling units in conjunction with and attached to any other permitted use	(2)	(2)	(2)	(1)	1.5
Financial institutions	550	15	6	(1)	1.5
Freight handling facilities	1100	30	6	(1)	1.5
Indoor storage rental facilities	1100	30	6	(1)	1.5
Malls	1100	30	6	(1)	1.5
Miniature golf courses	1100	30	6	(1)	1.5
Printing plants and newspaper offices	550	15	6	(1)	1.5
Recycling collection depots	550	15	6	(1)	1.5
Retail stores	550	15	6	(1)	1.5
Shopping centres	1100	30	6	(1)	1.5
Storage garages	1100	30	6	(1)	1.5
Taverns	550	15	6	(1)	1.5
Taxidermy and accessory tanning of hides	550	15	6	(1)	1.5
Tourist campgrounds	1100	30	6	(1)	1.5
Trucking operations	1100	30	6	(1)	1.5
Warehouses	1100	30	6	(1)	1.5
Welding and machine shops	550	15	6	(1)	1.5
Public recreational facilities	450	15	6	(1)	1.5
Tourist information centres and booths	235	6	no minimum	(1)	1.5

Special limitations and exceptions to standards:

- (1) where the rear line of a site in any C2 - Highway Commercial District abut any Residential District without an intervening street or lane, 4.5 m; otherwise no requirement
- (2) for dwelling units in conjunction with and attached to any other permitted use the minimum site area, the minimum site width and the minimum front yard standards shall be the same as the standards for the permitted use that the dwelling unit is in conjunction with and attached to

6.8 MU - MIXED USE DISTRICT

6.8.1 Purpose

The objective of the **MU - Mixed Use District** is to facilitate a mix of land uses, which may include a limited range of commercial and institutional uses, as well as higher density residential uses, that are generally compatible with residential land uses, in proximity to the downtown area or other community centre.

6.8.2 Permitted Uses

The following uses are permitted uses in the **MU - Mixed Use District**:

Commercial:

- (1) adult day care - types I and II (refer to Section 4.10.7)
- (2) bakeries with retail sales
- (3) clubs
- (4) convenience stores
- (5) daycare centres and preschools (refer to 4.10.5)
- (6) health care clinics
- (7) home based businesses - type 1 (refer to Section 4.9)
- (8) medical, dental and optical laboratories
- (9) offices and office buildings
- (10) personal care homes (refer to Section 4.10.6)
- (11) personal service shops
- (12) photography studios
- (13) repair services restricted to the repair of household goods and appliances
- (14) residential care facilities - types I and II (refer to Section 4.10.6)

Community Service

- (1) community centres
- (2) cultural institutions
- (3) places of worship

Residential:

- (1) dwelling units in conjunction with and attached to any other permitted use
- (2) multiple-unit dwellings

Other:

- (1) parks and playgrounds
- (2) public works excluding warehouses, storage yards and sewage lagoons
- (3) municipal facilities

6.8.3 Discretionary Uses

The following uses are discretionary uses in the **MU** - Mixed Use District:

Commercial:

- (1) bed and breakfast homes
- (2) commercial recreation facilities
- (3) home based businesses - type II
- (4) laundromats
- (5) parking lots
- (6) public recreational facilities
- (7) restaurants, without associated lounges
- (8) retail stores

Community Service:

- (1) ambulance stations
- (2) custodial care facilities
- (3) educational institutions
- (4) private schools
- (5) public elementary and secondary schools
- (6) public recreation facilities

Residential:

- (1) dwelling groups
- (2) semi-detached dwellings
- (3) single detached dwellings
- (4) two-unit dwellings

6.8.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.8.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-8.

- (2) General Regulations

- (a) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles.
- (b) All outside storage permitted pursuant to (a), above, shall be fenced, and where the area abuts a Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.
- (c) Places of worship shall, where possible, be located on corner sites to facilitate access.

- (3) Landscaping

The regulations governing landscaping for the **MU** - Mixed Use District are contained within Section 4.23 of this Bylaw.

6.8.6 **Criteria for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **MU** - Mixed Use District:

- (1) Off street parking spaces for dwelling groups, day care centres, pre-school nurseries, residential care facilities, cultural institutions, clubs, health care clinics, schools and places of worship, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (2) Dwelling groups are subject to the following criteria:
 - (a) The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
 - (c) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
 - (d) Council may apply special development standards regarding “yard requirements” to ensure compatibility with adjacent development.
- (3) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (4) Commercial recreation facilities, public recreation facilities, educational institutions, and public and private elementary and secondary schools are subject to the following criteria:
 - (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) Vehicle car parking and access areas shall not form a dominant element in the streetscape.
 - (d) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.

- (e) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and screening.
 - (f) Consideration shall be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the MU - Mixed Use district.
 - (g) Private and public elementary and secondary schools shall, where possible, be located adjacent to public open space.
- (5) Home based businesses - type II shall comply with Section 4.9 of this Bylaw.
- (6) Laundromats are subject to the following criteria:
- (a) The location of laundromats will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.
 - (b) Consideration shall be given to the area's municipal servicing capacity.
- (7) Parking lots are subject to the following criteria:
- (a) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
 - (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
 - (c) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
 - (d) Parking lots shall be landscaped to improve the visual appearance of the site.
 - (e) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.
- (8) Restaurants, without associated lounges, and retail stores are subject to the following criteria:
- (a) The use shall maintain the character, density and purpose of the MU - Mixed Use District.
 - (b) The location of the use will only be favourably considered where it can be demonstrated that the use will have a minimal impact on the amenity of the MU - Mixed Use District and adjacent residential areas and that these areas will not be unreasonably compromised.

- (c) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and screening.
- (9) Ambulance stations are subject to the following criteria:
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the residential area.
- (10) Custodial care facilities shall comply with Section 4.10.6 of this Bylaw.
- (11) Discretionary residential uses are subject to the following criteria:
- (a) Dwellings shall maintain the mixed use character, density and purpose of the MU - Mixed Use District.
 - (b) As the purpose of the MU - Mixed Use District is to facilitate a mix of land uses including higher density residential; the building or expansion of semi-detached, two-unit dwellings, and single detached dwellings shall be considered on sites that hold existing dwellings of a similar nature and density.

6.8.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

Table 6-8: MU Mixed Use District Development Standards

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Adult day care	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	70	50
Bakeries with retail sales	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Commercial recreation facilities	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Convenience stores	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Health care clinics	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Medical, dental and optical laboratories	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Offices and office buildings	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Personal service shops	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Photography studios	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Repair services	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Residential care facilities	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	70	50
Restaurants	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Retail stores	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Cultural institutions	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Public recreation facilities	no minimum	no minimum	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Public works	no minimum	no minimum	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Municipal facilities	no minimum	no minimum	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Dwelling units in conjunction with and attached to any other permitted use	no minimum	no minimum	no minimum	⁽²⁾	⁽³⁾	⁽⁵⁾	no maximum
Multiple unit dwellings (apartment buildings)	630	6 per unit ⁽⁹⁾	-15	no minimum	⁽¹¹⁾	40 per unit	60
Multiple unit dwellings (town houses)	550	17	-15	no minimum	⁽¹³⁾⁽¹¹⁾	46 per unit	60
Parks and playgrounds	no minimum	no minimum	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Bed and breakfast homes	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	70	50
Clubs	235	6	6	⁽²⁾	⁽³⁾	70	no maximum
Day care centres and preschools	360 ⁽⁶⁾	12 ⁽⁷⁾	6	6	1.2 ⁽⁸⁾	70	50
Educational institutions	no minimum	no minimum	6	⁽²⁾	3 ⁽⁴⁾	no minimum	no maximum
Laundromats	235	6	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Parking lots	no minimum	no maximum	no minimum	⁽²⁾	⁽³⁾	no minimum	no maximum
Ambulance stations	235	6	6	⁽²⁾	3 ⁽⁴⁾	no minimum	50
Community centres	450	15	6	⁽²⁾	3 ⁽⁴⁾	no minimum	50
Custodial care facilities	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	70	50

Table 6-8: MU Mixed Use District Development Standards

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Places of worship	450	15	6	⁽²⁾	⁽³⁾	no minimum	no maximum
Personal care homes	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	no minimum	50
Private schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum
Public elementary and secondary schools	no minimum	no minimum	no minimum	4.5	3 ⁽⁴⁾	no minimum	no maximum
Dwelling groups	4000	no minimum	no minimum	no minimum	3.5 ⁽⁸⁾	50 per unit	60
Semi-detached dwellings	255 ⁽¹⁰⁾	8.5 ⁽¹²⁾	6	4.5	1.2 ⁽⁸⁾⁽¹³⁾	46	60
Single detached dwellings	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	70	50
Two-storey single detached dwellings	360 ⁽⁶⁾	12 ⁽⁷⁾	6	4.5	1.2 ⁽⁸⁾	58	50
Two-unit dwellings	510 ⁽¹⁾	17	6	4.5	1.2 ⁽⁸⁾	92	50

(Bylaw Amendment #18-2010)

Special limitations and exceptions to standards:

- (1) where the site is served by a lane; otherwise 630
- (2) where the rear line of a site in any MU - Mixed Use District abuts any Residential District or principal residential use without an intervening street or lane, 4.5 m; otherwise no requirement
- (3) where the side line of a site in any MU - Mixed Use District abuts any Residential District or principal residential use without an intervening street or lane, 1.5 m; otherwise no requirement
- (4) or ½ the building height, whichever is greater
- (5) the floor area of all dwelling units shall not exceed the floor area of all other uses which are located in the same building and the minimum floor area of any single dwelling unit shall not be less than 28 m²
- (6) where the site is served by a lane; otherwise 450
- (7) where the site is served by a lane; otherwise 15
- (8) except for corner sites where it shall be 2 along the flanking street
- (9) to a maximum requirement of 21 m
- (10) where the site is served by a lane; otherwise 315 per unit
- (11) for multiple unit dwellings of one storey, the side yard shall be 1.8 m; for multiple unit dwellings of two or three storeys, the side yard shall be 3 m; for multiple unit dwellings over three storeys, the side yard shall be ½ the building height to a maximum requirement of 6 m; on corner sites, the side yard shall never be less than 3 m along the flanking street
- (12) where the site is served by a lane; otherwise 10.5
- (13) except that no side yard shall be required where a common wall divides two dwelling units
- (14) where the site is served by a lane; otherwise 21
- (15) for multiple unit dwellings up to and including three storeys, the front yard shall be 6 m; for multiple unit dwellings over three storeys, the front yard shall be 7.5 m

6.9 M - INDUSTRIAL DISTRICT

6.9.1 Purpose

The purpose of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

6.9.2 Permitted Uses

The following uses are permitted in the **M** - Industrial District:

Industrial / Commercial:

- (1) animal hospitals
- (2) auction markets, excluding livestock auction facilities
- (3) automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments (refer to Section 4.10.3)
- (4) bus and other transportation terminals and yards
- (5) construction trades
- (6) gas bars (refer to Section 4.10.2 and 4.10.3)
- (7) general industrial uses
- (8) lumber yards and building supply establishments
- (9) nurseries, greenhouses and garden centres
- (10) parking lots
- (11) public garages
- (12) service stations (refer to Sections 4.10.1 and 4.10.3)
- (13) veterinary clinics
- (14) wholesale establishments

Community Service:

- (1) public works excluding sewage lagoons

Other:

- (1) parks and playgrounds
- (2) municipal facilities

6.9.3 Discretionary Uses

The following uses are discretionary uses in the **M** - Industrial District:

Industrial / Commercial:

- (1) abattoirs
- (2) airports
- (3) bulk fertilizer operations
- (4) bulk fuel dealerships and storage
- (5) foundry works and boiler worksjunk yards and auto wreckers
- (6) livestock auction facilities
- (7) sand and gravel operations
- (8) gravel yards
- (9) stockyards
- (10) telecommunication towers
- (11) Warehousing/Processing of Hazardous Materials/Wastes

(Bylaw Amendment #27-2009)

Residential:

- (1) dwelling units accessory to permitted uses and integrated as part of principal buildings, for the use of caretakers, owners or managers

6.9.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.9.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-9.

- (2) General Regulations

- (a) Except for areas used solely for display of products for sale, all outside storage shall be fenced and, where the site abuts a residential site without an intervening street or lane, all such outside storage areas shall be screened with a solid fence or hedge at least 1.8 metres in height.

- (3) Landscaping

The regulations governing landscaping for the M - Industrial District are contained within Section 4.23 of this Bylaw.

6.9.6 Criteria for Discretionary Uses

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the M - Industrial District:

- (1) Accessory Dwelling Units
 - (a) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the commercial or industrial establishment. An emergency exit must be provided in addition to the main entrance.
 - (b) The minimum floor area of each dwelling unit shall be 46 square metres.
- (2) Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- (3) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (4) Bulk petroleum tanks and abattoirs are to be located at least 91.4 metres from residential areas, schools, hospitals, motels and restaurants.
- (5) Junk yards and auto wreckers shall be screened to avoid any adverse visual impact.

- (6) Discretionary commercial and industrial uses are subject to the following criteria:
- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians
 - (iv) utilization of hazardous substances
- (7) Towers shall not exceed a height of 45.72 metres.
- (8) Warehousing/Processing of Hazardous Materials/Wastes, are subject to the following criteria:
- (a) The flow of surface run-off from the property shall be redirected into holding tanks, settling ponds or similar retention areas on site as designed by a licensed Engineer and approved by the City of Martensville Consulting Engineers.
(Bylaw Amendment #27-2009)

TABLE 6-9: M INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area(m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Animal hospitals	1115	25	4.5	3	3 ⁽¹⁾
Auction markets	1115	25	4.5	3	3 ⁽¹⁾
Automobile, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments	465	15	4.5	3	3 ⁽¹⁾
Bus and other transportation terminals and yards	465	15	4.5	3	3 ⁽¹⁾
Construction trades	465	15	4.5	3	3 ⁽¹⁾
Gas bars	465	15	4.5	3	3 ⁽¹⁾
General industrial uses	465	15	4.5	3	3 ⁽¹⁾
Gravel yards	465	15	4.5	3	3 ⁽¹⁾
Lumber yards and building supply establishments	465	15	4.5	3	3 ⁽¹⁾
Nurseries, greenhouses and garden centres	1115	25	4.5	3	3 ⁽¹⁾
Parking lots	465	15	4.5	3	3 ⁽¹⁾
Public garages	1115	25	4.5	3	3 ⁽¹⁾
Service stations	465	15	4.5	3	3 ⁽¹⁾
Veterinary clinics	465	15	4.5	3	3 ⁽¹⁾
Wholesale establishments	465	15	4.5	3	3 ⁽¹⁾
Public works	no minimum	no minimum	no minimum	no minimum	no minimum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum
Parks and playgrounds	no minimum	no minimum	no minimum	3	3 ⁽¹⁾
Abattoirs	1115	25	4.5	3	3 ⁽¹⁾
Airports	no minimum	no minimum	4.5	no minimum	no minimum
Bulk fertilizer operations	1115	25	4.5	3	3 ⁽¹⁾
Bulk fuel dealerships and storage	1115	25	4.5	3	3 ⁽¹⁾
Foundry works and boiler works	1115	25	4.5	3	3 ⁽¹⁾
Warehousing/Processing of Hazardous Materials/Wastes (Amendment#27-2009)	1115	25	4.5	3	3 ⁽¹⁾
Junk yards and auto wreckers	1115	25	4.5	3	3 ⁽¹⁾
Livestock auction facilities	1115	25	4.5	3	3 ⁽¹⁾
Sand and gravel operations	1115	25	4.5	3	3 ⁽¹⁾
Stockyards	1115	25	4.5	3	3 ⁽¹⁾
Telecommunication tower	no minimum	no minimum	4.5	3	3
Dwelling units in conjunction with and attached to any other permitted use	(2)	(2)	(2)	(2)	(2)

Special limitations and exceptions to standards:

- (1) except, in the case of a corner site, where the minimum requirement shall be 4.5 m on the side abutting the flanking street
- (2) for dwelling units in conjunction with and attached to any other permitted use the minimum site area, the minimum site width and the minimum front yard standards shall be the same as the standards for the permitted use that the dwelling unit is in conjunction with and attached to

6.10 PR - PARKS AND RECREATION DISTRICT

6.10.1 Purpose

The purpose of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

6.10.2 Permitted Uses

The following uses are permitted in the **PR** - Parks and Recreation District:

- (1) sports fields, parks and playgrounds
- (2) nature interpretation trails and associated facilities
- (3) walking, hiking and ski trails and associated facilities
- (4) public works, excluding sewage lagoons
- (5) municipal facilities
- (6) tourist information centres and booths

6.10.3 Discretionary Uses

The following uses are discretionary uses in the **PR** - Parks and Recreation District:

- (1) cemeteries
- (2) community centres
- (3) cultural institutions
- (4) public recreational facilities
- (5) golf courses
- (6) tourist information centres and booths
- (7) tourist campgrounds
- (8) intensive agricultural uses including vegetable and fruit production but specifically excluding operations related to the raising of livestock or animals and specifically excluding intensive agricultural operations carried on, in whole or in part, within buildings.

6.10.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.10.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-10.

- (2) Landscaping

The regulations governing landscaping for the **PR** - Parks and Recreation District are contained within Section 4.23 of this Bylaw.

6.10.6 Criteria for Discretionary Uses

- (1) Cemeteries are subject to the following criteria:
 - (a) Cemeteries shall maintain the character, density and purpose of the PR - Parks and Recreation district.
 - (b) Consideration shall be given to the need for the proposed cemetery or extension within the Town of Martensville.
 - (c) Council shall also consider the desirability of the proposed location and the cemetery's compatibility with the surrounding area and its effect on adjacent properties, surrounding uses and community facilities.
 - (d) An alternative water system to potable water as well as a water conserving irrigation system will be considered an asset.

- (2) Community centres, cultural institutions and public recreation facilities are subject to the following criteria:
 - (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (c) It must be demonstrated, to the satisfaction of Council, that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
 - (d) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with any adjacent residential area.

- (3) Golf courses are subject to the following criteria:
 - (a) Consideration will be given to the compatibility of the golf course with adjacent land uses.
 - (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation.
 - (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic.
 - (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and
 - (iii) water conserving irrigation systems.

- (4) Tourist campgrounds are subject to the following criteria:
- (a) Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained.
 - (b) Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site and appropriately located and screened or landscaped to avoid any adverse visual impact from the road and within the development.
 - (c) There shall be adequate manoeuvring space on-site.
 - (d) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
 - (e) If located in the residential interface, consideration shall be given to controlling any detrimental effects the campground may have on adjacent residential land.
- (5) Intensive agricultural uses are subject to the following criteria:
- (a) The location of agricultural uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians
 - (iv) utilization of hazardous substances

TABLE 6-10: PR PARKS AND RECREATION DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)(3)	Minimum Rear Yard (m)(3)	Minimum Side Yard (m)(3)
Sports fields, parks and playgrounds	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Nature interpretation trails and associated facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Walking, hiking and ski trails and associated facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Public works	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾
Municipal facilities	no minimum	no minimum	no minimum	no minimum	3 ⁽²⁾
Cemeteries	no minimum	no minimum	6	4.5 ⁽¹⁾	3 ⁽²⁾
Community centres	450	15	6	4.5 ⁽¹⁾	3 ⁽²⁾
Cultural institutions	450	15	6	4.5 ⁽¹⁾	3 ⁽²⁾
Public recreational facilities	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Golf courses	no minimum	no minimum	6	6 ⁽¹⁾	3 ⁽²⁾
Tourist information centres and booths	235	6	no minimum	4.5 ⁽¹⁾	3 ⁽²⁾
Tourist campgrounds	1000	30	6	6 ⁽¹⁾	3 ⁽²⁾
Intensive agricultural uses	1000	30	6	6 ⁽¹⁾	3 ⁽²⁾

Special limitations and exceptions to standards:

- (1) or 10% of the depth of the site, whichever is greater
- (2) or ½ the building height, whichever is greater
- (3) Yard requirements apply to principal building

6.11 FUD - FUTURE URBAN DEVELOPMENT DISTRICT

6.11.1 Purpose

The purpose of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

6.11.2 Permitted Uses

The following uses are permitted in the **FUD** - Future Urban Development District:

- (1) public works excluding sewage lagoons
- (2) agricultural uses including crop farming, grazing and pasturage and cultivation of land but not including intensive livestock or poultry operations
- (3) home based businesses - type 1 (refer to Section 4.9)
- (4) municipal facilities

6.11.3 Discretionary Uses

The following uses are discretionary uses in the **FUD** - Future Urban Development District:

- (1) cemeteries
- (2) home based businesses - type 2 (refer to Section 4.9)
- (3) nurseries, greenhouses and garden centres
- (4) radio, television and telecommunications towers and ancillary facilities
- (5) sand and gravel operations
- (6) single detached dwellings
- (7) sports fields, parks, golf courses

6.11.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).

6.11.5 Regulations

- (1) Site area, minimum
 - (a) Single detached dwellings - 360 m² where the site is served by a lane; otherwise 450 m²
 - (b) Public works, telecommunications facilities, cemeteries - no minimum
 - (c) All other uses: 0.5 ha
- (2) Front yard, minimum
 - (a) All uses: 6 m
- (3) Single detached residences are also subject to the following development standards:
 - (a) Minimum Site Width: 12 m where the site is served by a lane; otherwise 15 m.
 - (b) Minimum rear yard: 4.5 m.
 - (c) Minimum Side Yard: 1.2 m except for corner sites, where it shall be 3 m.
 - (d) Minimum Floor Area: 70 m²
 - (e) Maximum Site Coverage: 50%

(4) Landscaping

The regulations governing landscaping for the **FUD** - Future Urban Development District are contained within Section 4.23 of this Bylaw.

6.11.6 **Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **FUD** - Future Urban Development District:

- (1) All discretionary uses in the FUD - Future Urban Development District will only be permitted where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan Bylaw.

SECTION 7 - MAPS

