

Village of Christopher Lake

ZONING BYLAW

NO. 5/14

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1 INTRODUCTION

1.1 Title

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Village of Christopher Lake.

1.2 Purpose

The purpose of this Bylaw is to regulate land use and development in the Village of Christopher Lake to provide for the amenity of the area and for the health, safety, and general welfare of the inhabitants of the municipality and to implement the policies of the *North Central Lakelands Planning District Official Community Plan (OCP)*.

1.3 Scope

No development shall hereafter be permitted within the limits of the Village of Christopher Lake except in conformity with provisions of this Bylaw, the *North Central Lakelands Planning District Official Community Plan*, and *The Planning and Development Act, 2007*.

1.4 Severability

If any section, clause or provision of this Bylaw, including anything shown on the Zoning 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 part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

2. DEFINITIONS

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

<u>Accessory Building</u>	see Building, Accessory.
<u>Accessory Use</u>	see Use, Accessory.
<u>Act</u>	<i>The Planning and Development Act, 2007</i> as amended from time to time.
<u>Adult Theatre</u>	Any premises or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides, or similar electronic or photographic reproductions, are performed or shown and where the main feature of which is the nudity or partial nudity of any person.
<u>Alterations</u>	Any structural changing, or addition to, a building or structure, and shall include a change from one type of use to another.
<u>Adult Day Care Centre</u>	an establishment for the provision of care, supervision, and protection of adults, but does not include the provision of overnight supervision.
<u>Bare Land Condominium</u>	A condominium with bare land units as defined by The Condominium Property Act, 1993.
<u>Bare Land Condominium Unit</u>	A bare land unit as defined by The Condominium Property Act, 1993.
<u>Bed and Breakfast Home</u>	A dwelling unit in which the occupants 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, and in which: i) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;

- ii) 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; and,
- iii) the meal which is provided is served before noon each day.

Boarding House

a building containing more than one boarding unit and with common kitchen and bathroom facilities.

Boarding Unit

A room in a boarding house used for accommodation without private kitchen and bathroom facilities.

Billboard

a private, free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 m² in surface area.

Building

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

Building, Accessory

A subordinate, detached building appurtenant to a principal building and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the principal building.

Building Floor Area

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

Building Height

the vertical distance of a building or structure measured from the average grade level of the footprint of where the building or structure stands or will stand.

Building, Principal

A building in which the main or primary use of the site is conducted.

Building Bylaw

A bylaw adopted by the council pursuant to the relevant provincial statute that regulates the construction, alteration, repair, occupancy, or maintenance of buildings.

<u>Building Line, Established</u>	a line, parallel to the front lot line, and set back the average distance from the edge of the front lot line to the front wall of the existing buildings on a side of the street where more than half of the lots have been built upon.
<u>Campground</u>	A parcel of land providing a location for the placement of tents or recreation vehicles used by travelers or tourists for overnight accommodation that may or may not include confectionaries and laundromat facilities for use by the travelers or tourists.
<u>Chief Administrative Officer</u>	The Chief Administrative Officer of the Village of Christopher Lake appointed by Council to administer the Village affairs.
<u>Club</u>	A group of people organized for a common purpose, to pursue common goals, interests, or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.
<u>Commercial Recreational Vehicle Facility</u>	A multi- purpose facility that includes a range of commercial activities associated with recreational use such as a concession, coffee shop, campground or RV office and service center.
<u>Communication Towers</u>	
<u>Condominium</u>	Means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.
<u>Condominium Plan</u>	A plan that is described in the heading of the plan as a condominium plan, shows the whole or any part of the buildings and land included in the plan as being divided into two or more units; and meets the requirements of Section 9 of <i>The Condominium Property Act of 1993, Part 1, Sec 2(1)</i> .
<u>Condominium Unit</u>	a division of land or building as defined in the Condominium Property Act, 1993.

<u>Confectionary</u>	A retail, commercial establishment supplying a limited selection of foodstuffs and other daily household necessities to the surrounding area.
<u>Construction Trades</u>	Offices, shops, and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry, pipe fitting, metal working, and other trades associated with the construction of buildings, services, or of landscaping features or planting.
<u>Custodial Care Facility</u>	A facility for: <ul style="list-style-type: none"> i. the temporary detention or open custody of persons pursuant to the provisions of <i>The Young Offenders Act</i> (Canada) or <i>the Summary Convictions Procedures Act</i> (Saskatchewan); or ii. a community training residence as defined in <i>The Corrections Act</i> (Saskatchewan).
<u>Day Care Centre</u>	an establishment for the provision of care, supervision, and protection of children, but does not include the provision of overnight supervision.
<u>Development</u>	The carrying out of any clearing, land stripping, building, mining, or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Officer</u>	The person appointed by Council to administer and enforce the provisions of the Zoning Bylaw.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a zoning district only at the discretion of the Council and that may be subject to specific development standards as required by Council.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence, including a prefabricated or modular home but excluding a mobile home.

<u>Dwelling Unit</u>	A separate set of living quarters, whether occupied or not, that may be used as a residence each unit having separate sleeping, cooking, and sanitary facilities but does not include rooming houses or rooming units.
<u>Dwelling Unit Group</u>	Two or more dwelling units, or multiple dwelling units, that are situated on a site containing communal land and facilities collectively administered by the owners of the dwelling units.
<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.
<u>Dwelling, Multiple Unit</u>	A building containing three or more dwelling units but not including a motel or hotel.
<u>Dwelling, Semi-detached</u>	a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
<u>Dwelling, Single Detached</u>	a building containing only one dwelling unit but not including a mobile home.
<u>Environmental Site Assessment</u>	an investigation intended to identify actual or potential contamination, and is performed by a qualified person in accordance with The Canadian Standards Association Standard Z768-94, <i>Phase I Environmental Site Assessment</i> .
<u>Estimated Peak Water Level (EPWL)</u>	the water level calculated by Saskatchewan Water Security Agency (SWSA) to determine a flood hazard area.
<u>Fill</u>	soil, rock, rubble, or a combination of these that is placed on the natural surface or previously graded area or used to fill an excavation.
<u>Flood Hazard Area</u>	the land area below the EPWL plus a recommended freeboard.
<u>Flood Proofing</u>	techniques or measures taken to permanently protect a structure or development from flood damage.

<u>Floor Area</u>	the maximum area contained within the outside walls of a building at, or above grade level, excluding, in the case of a dwelling unit an attached garage.
<u>Freeboard</u>	the elevation of the design flood plus 0.5 m.
<u>Garage, Private</u>	a building or part of a building used or intended to be used for the storage of motor vehicles, but specifically excluding aircraft, for occupants of the Dwelling Unit to which the Garage is Accessory.
<u>Gas Bar</u>	A site or part of a site used for the retail sale of lubricating oils and gasoline, and automobile accessories, but not the servicing, rental, or repairing of motor vehicles.
<u>Grade Level</u>	The finished ground elevation of a Site at the Front of the principal building midway between the outermost front corners of the building.
<u>Hazard Land</u>	Lands which, due to potential flooding, landslides, subsidence, or erosion pose dangers to uses or developments that may occur on those lands.
<u>Home-based Business</u>	A trade or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.
<u>Home Occupation</u>	An occupation or profession conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.
<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals, and which may have a licensed beverage room including enclosed patios and/or decks, is provided for tourists or travelers, and where a guest register or record is kept, but does not include a Motel or rooming house.
<u>Junk and Salvage Yards</u>	Uses involved in salvaging, storing, or selling scrap metal, paper, plastic, glass, wood, and other waste material, as well as appliances, unlicensed vehicles, and used vehicle parts.

<u>Junked Vehicle</u>	Any automobile, tractor, truck, trailer or other vehicle that: <ul style="list-style-type: none"> i) has no current valid license plates attached to it; ii) is in rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative, or abandoned condition; or iii) is located on private land, but is not within a structure erected in accordance with any law respecting the erection of buildings and structures in force within the Village of Christopher Lake and that does not form a part of a business enterprise lawfully being operated on that land.
<u>Lane</u>	A public highway vested in the Crown as a secondary level of access to a Lot or parcel of land.
<u>Licensed Restaurant</u>	A room or area for food service, including enclosed patios and/or decks, where alcohol may be served with food.
<u>Lodge</u>	A hotel like facility centered around recreational activities that provides all meals for registered guests.
<u>Lot</u>	A parcel of land in a subdivision, the plan of which has been filed or registered with Information Services Corporation (ISC) of Saskatchewan.
<u>Lounge</u>	A room or area including enclosed patios and/or decks adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for live dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of the lounge may not exceed 50% of the public assembly area in the adjoining restaurant.
<u>Mayor</u>	The Mayor of the Village of Christopher Lake.
<u>Mean Width (yard)</u>	The width of a yard, measured as a straight line connecting the mid-point of the two side property lines.
<u>Minister</u>	The member of the Executive Council of the Government of Saskatchewan to whom is assigned the administration of the Act.

Mobile Home

A trailer coach:

- (a) that is used as a seasonal or year-round one-unit dwelling;
- (b) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- (c) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and
- (d) that conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979 and amendments thereto.

Mobile Home Court

A site under single management for the placement of two or more mobile homes but does not include an industrial or construction camp or any such court if a tent or recreation vehicle that is not a mobile home is also permitted to be situated thereon.

Modular Home

A building that is manufactured in a factory as a whole or modular unit(s) to be used as one dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto, and is designed to be moved to the site and placed on a permanent foundation.

Motel

An establishment consisting of a group of attached or detached overnight accommodation for temporary use by automobile tourists or travelers, and may include a licensed dining room.

Municipality

The Village of Christopher Lake.

Night Club

An establishment or portion thereof including enclosed patios and/or decks, where primarily evening or night time entertainment is provided, where beverage alcohol may be served to patrons for consumption on the premises, with or without food, and where a designation area for live entertainment or dancing during certain hours of operation is also provided.

Non-conforming building

a building:

- (i) that is lawfully constructed or lawfully under construction, or with respect to which all required

permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and

- (ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or when constructed will not, comply with the zoning bylaw;

Non-conforming site

a site, consisting of one or more contiguous parcels, that, on the date a zoning bylaw or any amendment to a zoning 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

a lawful specific use:

- (i) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- (ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the zoning bylaw;

Official Community Plan (OCP)

The North Central Lakelands Official Community Plan adopted in accordance with the Planning and Development Act, 2007.

Parking Space

A space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 2.5 meters wide {8.2 ft.} by 5.5 metres deep {18 feet}, and which has access to a developed street or lane.

Parking, Off Street

Parking space(s) for the parking of a motor vehicle and contained wholly within the Site Lines.

Park Model Trailer

A seasonal dwelling mobile home that cannot be licensed as a recreation vehicle, has no brakes or tail lights or must be permitted to be transported on a public highway, with the total square footage at or below the maximum of five hundred and thirty-eight (538) feet, as specified in CSA Code Z241.

<u>Permitted Use</u>	A 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.
<u>Personal Care Home</u>	A facility licensed under <i>The Personal Care Homes Act</i> 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.
<u>Personal Service Shops</u>	Establishments engaged in providing for the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios, and other similar uses.
<u>Personal Storage Facilities</u>	Facilities that offer indoor or outdoor storage space for household goods, vehicles, or recreation equipment, generally for a fee.
<u>Place of Worship</u>	A place used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, and other buildings.
<u>Pool</u>	A body of water located outdoors contained in whole or in part by artificial means for which the depth at any point can exceed 0.7 m (2.5 ft.) and is used or is capable of being used for swimming.
<u>Pond</u>	A body of still water artificially formed by excavation or embankment of soil and is greater than 0.7 m (2.5 ft.) in depth and with a side gradient of less than 20% (1 in 5) slope and is not intended for swimming.
<u>Principal Building</u>	see Building, Principal.
<u>Property Line</u>	A line of record bounding a site that divides one site from another or from a public street or any other public space.
<u>Public Works</u>	Includes facilities and land that are owned or operated wholly or partially by the Crown or a municipality to accommodate: <ul style="list-style-type: none"> (i) systems for the production, distribution or transmission of electricity;

- (ii) systems for the distribution, storage or transmission of natural gas or oil;
- (iii) facilities for the storage, transmission, treatment, distribution or supply of water;
- (iv) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (v) telephone, cable television or light distribution or transmission lines; or
- (vi) facilities for the collection, storage, movement and disposal of storm drainage; or
- (vii) microwave and cell phone tower communication facilities.

Ready to Move (RTM) home

A new single detached dwelling built off site to National Building Code standards and moved on to a site, and permanently attached to a foundation also constructed to National Building Code standards

Recreational Facility, Commercial

A recreation or amusement facility operated as a business and open to the general public for a fee.

Recreational Facility, Public

A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

Recreational Vehicle (RV)

A vehicle intended to provide temporary living accommodation, built as part of, or to be towed by, a motor vehicle to be used on a public highway without special permit; and includes truck campers, motor homes, 5th Wheel Trailers and travel trailers.

Recreational Vehicle Park

Campgrounds designated for the purpose of leasing sites to accommodate recreation vehicles and Park Model Trailers.

Relocated Home

A building previously used as a single detached dwelling in another municipality and proposed to be located within the Village.

Safe Building Elevation (SBE)

a level as defined by the Ministry of Government Relations at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is

calculated as the EPWL plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams, wind, waves and erosion.

Screening

Structures or vegetation that visually buffer a use from adjoining areas or uses.

Secondary Suite

A self-contained dwelling unit that is accessory to an approved one unit dwelling principal use.

Senior Citizens Home

A building containing dwelling units for the exclusive use of senior citizens.

Septic tank

A digestion chamber in which sewage is received and retained and from which the effluent is discharged.

Service Station

A building or part of a building, other than a private garage, used primarily for the retail sale of lubricating oil, gasoline, and automobile accessories, the storage, care, repair, servicing or equipping of motor vehicles, the hire, sale or display of motor vehicles and which may include a restaurant and/or car wash as accessory uses.

Ship Container

a marine transportation storage container, also used for highway and rail transport, used as a land storage container, also referred to as a "sea can".

Sign

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

Sign, directional & informational

A sign providing information or directions to a location or attraction. Not intended for advertising, but for directions.

Sign, Portable

A sign designed to be easily moved and would include trailer mounted, truck mounted, vans or truck trailers converted for use as a sign.

Sign, Temporary

A removable sign erected for a period of time not exceeding six months, and may also be a portable sign.

<u>Site</u>	One or more contiguous lots under one title and used, or intended to be used for a single principal use or principal building.
<u>Site Coverage</u>	The percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies, and eaves.
<u>Site Line, Front</u>	The line separating a site from a street and, for a corner site, the shorter of the two lines separating a site from the streets.
<u>Site Line, Rear</u>	The line at the rear of a site opposite the front site line.
<u>Site Line, Side</u>	A site line other than a front or rear site line.
<u>Street</u>	A public thoroughfare which affords the principal means of access to the abutting property.
<u>Structure</u>	Anything that is built, constructed, or erected, located on, or in the ground, or attached to something located on, or in the ground.
<u>Structural Alteration</u>	The construction or reconstruction of the supporting elements of a building or other structure.
<u>Tavern</u>	an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations of the Provincial Alcohol and Gaming Regulation Act.
<u>Temporary Structure</u>	a structure without a foundation or footing, and that is to be removed upon expiration of a designated time period.
<u>Temporary Use</u>	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.

<u>Townhouse or Row House</u>	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.
<u>Use, Accessory</u>	A use normally incidental, subordinate, exclusively devoted to, and located on the same site as the principal use.
<u>Use, Principal</u>	the main or primary use conducted on a site.
<u>Village</u>	The Village of Christopher Lake
<u>Water Body</u>	A lake, pond, reservoir, lagoon, swamp, marsh, wetland, or any other area containing standing surface water, either permanently or intermittently.
<u>Water Course</u>	Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or design flood.
<u>Yard</u>	Any part of a lot unoccupied and unobstructed by any principal building.
<u>Yard Clearances</u>	The open space between a site line and the portion of a site that may be built upon, unoccupied by buildings or structures except as specifically permitted elsewhere in this bylaw.
<u>Yard, Front</u>	that part of a site extending across the full width of the site between the front lot line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Rear</u>	that part of a site extending across the full width of the site between the rear site line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Side</u>	That part of a site extending from the front yard to the rear yard between the side site line and the nearest wall or supporting member of a building or structure but not including a wall or supporting member that supports an uncovered patio or uncovered sun deck.

Zoning District

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

3. ADMINISTRATION

3.1 Development Officer

Unless otherwise designated by Council, the Village Administrator shall be the Development Officer responsible for the administration of this Bylaw.

3.2 Application of Regulations

1. No person shall erect, construct, locate, alter, reconstruct, or maintain any building or structure, or locate or carry on any industry, business, trade, or calling, or use any land or building, within any zoning district, except as permitted by this bylaw, and subject to all the regulations contained in this bylaw.
2. Nothing in this bylaw shall be interpreted so as to interfere with the use of land for construction, maintenance, and operation of any public utility, government operations, fire department, or municipal, provincial or federal police service; however, the development officer shall require that administrative buildings, and buildings accessory thereto constructed by the agencies noted in this section are generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.
3. Metric units are to be used for all measurements of distance, height, and area referred to in the Zoning Bylaw. Any non-metric units of measure included in the bylaw, are for information purposes only.
4. Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw or regulation in force within the Village or from obtaining license, permission, permit, authority, or approval required by this or any other bylaw of the Village. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.
5. Nothing in this Bylaw shall exempt any person from complying with the requirements of any Act, regulation, or regulatory process of Government of Saskatchewan or the Government of Canada.

3.3 Development Permit

1. Except where a particular development is specifically exempted by section 3.4 of this Bylaw, no person shall undertake a development or commence a use without a development permit first being obtained.
2. All applications shall be made in a prescribed form that may be approved or amended by Council.
3. A development permit shall not be issued in contravention of any provisions of this bylaw.
4. Where an application for a development permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this bylaw.
5. Where an application for a development permit is made for a discretionary use, the Development Officer shall present the application to the Council as soon as practicable, and the application process as contained in Section 3.6 shall apply.
6. Every decision shall be in writing and a copy shall be sent to the applicant.
7. A development permit is valid for a period of twelve months from the date of issue. If the permitted development or use is not substantially completed within the specified twelve months, a new development permit or extension of the existing permit shall be required.
8. The development permit may include a requirement that the development be substantially completed within a specified timeframe.
9. Where an application for a permitted use has been refused, the applicant may appeal to the Development Appeals Board in accordance with the provisions of the Act, and shall be advised of this right.
10. Where an application for a discretionary use has been approved by Council with prescribed development standards pursuant to this Bylaw and/or conditions required by Council and the applicant is of the opinion that the special regulations or conditions prescribed exceed those necessary to secure the objectives of the Bylaw, the applicant may appeal the development standards prescribed or conditions required with the approval of the discretionary use to the Development Appeals Board.
11. Nothing in this section authorizes a person to appeal a decision of the council:
 - (a) refusing to rezone land; or
 - (b) rejecting an application for approval of a discretionary use.
12. Where, in the opinion of the Development Officer, a development is being carried out in contravention of any condition of:
 - (a) a development permit;

- (b) any provision of this bylaw; or
- (c) is subject to an agreement that has been cancelled by Council pursuant to the Act;

the Development Officer shall suspend the development permit and notify the permit holder in writing that the permit is no longer in force.

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

3.4 Development Not Requiring Permit

1. A development permit is not required for the following; however, these developments must conform to the Zoning Bylaw:
 - (a) maintenance, construction or installation of any public work;
 - (b) fences and gates under 1.8 meters (6 feet) in height;
 - (c) single storey accessory buildings or structures less than 9 m² (97 sq. ft.) in area and intended for storage purposes only;
 - (d) maintenance or repair of any building or structure which does not involve structural alterations;
 - (e) the development of a temporary building, the sole purpose of which is incidental to the erection, alteration, or marketing of a building or use for which a development permit has been issued and is still valid;
 - (f) the erection of satellite dish antennae where their installation does not involve structural alterations to a building;
 - (g) the grading or preparation of land in accordance with an approved plan of proposed subdivision, and where it has been required, a servicing agreement has been signed; and
 - (h) signs in residential districts that conform to section 5.11 of this Zoning Bylaw.
 - (i) Cutting or removal of trees by the Village for the construction or maintenance of Public Works.

3.5 Plans and Information Requested for a Development Permit Application

1. Every application for a development permit shall be accompanied by the following information:
 - (a) The names, addresses and telephone numbers of the applicant, property owner, and the person, consultant, or contractor who prepared the plans being submitted;
 - (b) The complete legal description and civic address of the subject property;
 - (c) 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;
 - (d) Two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:

- i) key plan showing north arrow, streets and lanes adjacent to the site, the 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, underground utilities, easements, building encroachments, public reserve, environmental reserve, ice push ridges, water bodies, water courses, and the type and location of existing trees;
 - ii) 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;
- (e) 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;
- (f) Except for one and two unit dwellings:
 - i) two copies of a scaled landscaping plan showing all physical features, including existing and proposed grades, the size and type of existing vegetation, the existing vegetation to be removed and retained, the size, type, and location of plant material to be planted, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of any proposed irrigation system, including the location of outside spigots;
 - ii) the location and size of all parking spaces, aisles, vehicle circulation areas, loading spaces, entrances and exits to the site, and garbage receptacles;
- (g) If requested by the Development Officer or, in the case of a discretionary use application, by Council other studies prepared by qualified professionals including, but not limited to:
 - i) an Environmental Site Assessment in general conformance with CSA Standard 768-94;
 - ii) ecological study; or
 - iii) traffic study.
- (h) Where a property is located adjacent to a provincial highway, evidence of site plan approval by the Ministry of Highways is required.

3.6 Application for Discretionary Uses

1. Application Process

- (a) An applicant must file the prescribed discretionary use application form with the Development Officer complete with the information as referenced in Section 3.5.
- (b) If requested the applicant shall provide any other information that the Development Officer may determine is necessary for Council to fully review the proposed development.
- (c) The Development Officer shall provide Public Notice in accordance with Section 55 of the *Act*, to all assessed owners within 75 metres of the boundary of the subject property at least 7 days prior to the application being considered by Council.

- (d) On receipt of an application Council may require additional public notice of the application to be advertised, at least seven days before the application is to be again considered by Council using one or more of the following methods:
 - i) posting a Notice in the Village of Christopher Lake office;
 - ii) posting a Notice on the subject property; and
 - iii) advertisement in a newspaper having regular circulation in the community.
- (e) Council may reject the application or approve with or without conditions, including a condition limiting the length of time the use may be conducted on the site.
- (f) Upon approval of a discretionary use the Development Officer shall issue a development permit subject to any special regulations or development standards as may be prescribed by Council in accordance with this bylaw.

3.7 Discretionary Use Evaluation Criteria

1. When considering an application for discretionary use Council shall apply the following criteria:
 - (a) The proposed use must be contained within the list of discretionary uses of the respective zoning district.
 - (b) Any proposed buildings and structures must conform to the regulations of the respective zoning district;
 - (c) The proposed use will conform to the applicable general regulations as contained within Section 5;
 - (d) In Council's opinion the use will not create unnecessary disturbance to abutting residential areas due to noise, dust, gas, vapour, excessive light, or odour; and
 - (e) Suitable access and egress points are provided and excessive traffic through residential areas is avoided;
2. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
 - (a) site drainage of storm water
 - (b) the location of buildings with respect to buildings on adjacent properties
 - (c) access to, number and location of parking and loading facilities
 - (d) appropriate space for vehicle circulation and impact on traffic flows on adjacent roadways
 - (e) control of noise, glare, dust and odour
 - (f) landscaping, screening and fencing to buffer adjacent properties.
3. Prior to making a decision, Council may request additional information from the applicant which may consist of the following:
 - (a) referral to any government agencies or interested parties that Council may consider appropriate;
 - (b) review and recommendations by relevant professionals.

3.8 Development Appeals Board

1. A Development Appeals Board for the Village of Christopher Lake is hereby established in accordance with Sections 213 to 227 of *the Act*.
2. The Development Appeals Board shall be appointed by Council and shall consist of three members.
3. Notwithstanding preceding Section 2, Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality. Members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.
4. No member of Council or Village employee is eligible for membership on the Development Appeals Board.

3.9 Minor Variances

1. The Development Officer may approve a minor variance in accordance with the procedures of Section 60 of *The Act*.
2. The application shall be in writing in a form prescribed by the Development Officer and state the reasons for the variance.
3. A minor variance shall not exceed 10% of the respective regulation.
4. The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.

3.10 Rezoning and Amendment of Zoning Bylaw

1. Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.
2. Council may, by resolution, authorize an amendment to the Zoning Bylaw, and that amendment shall be adopted, by bylaw.
3. Sections 207 - 212 of The Act, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw to amend this Zoning Bylaw.

3.11 Application Fees

1. Every application made in accordance with this bylaw shall be accompanied by payment of a fee in accordance with a fee schedule as established by bylaw or resolution of Council.
2. In addition to the established fee, the applicant shall be responsible for all expenses related to discretionary use notices, required public hearing notifications and advertising, unless otherwise agreed upon in writing by the applicant and the Village.

3.12 Enforcement, Offences and Penalties

1. The Development Officer is hereby authorized to enforce this bylaw in accordance with the provisions of Section 242 of *The Act*.
2. Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in section 243 of *The Act*.

3.13 Non-Conforming Buildings and Uses

1. The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
2. A use which legally existed prior to the adoption of the bylaw and which is listed as a discretionary use is deemed to be an approved discretionary use.

4. ZONING DISTRICTS AND ZONING DISTRICT MAP

4.1 Zoning District Interpretation

1. For the purpose of this Bylaw, the Village of Christopher Lake is divided into the following zoning districts which may be referred to by the appropriate symbols:

<u>District</u>	<u>Symbol</u>
Residential	R1
Residential Acreage	R2
Commercial, Central	C1
Commercial, Highway	C2
Community Service	CS
Industrial	M
Urban Expansion	UE

2. The locations and boundaries of the zoning districts are shown on the Zoning District Map.

4.2 Zoning District Map

1. The map, bearing the statement “This is the Zoning District Map referred to in the Zoning Bylaw adopted by the Village of Christopher Lake” and signed by the Mayor and the Chief Administrative Officer under the seal of the Village, shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw.

4.3 Zoning District Boundaries

1. Unless shown otherwise, the boundaries of districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality.

4.4 Holding Provision

1. Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with section 71 of the Act.
2. Any lands subject to a holding provision shall only be used for the following uses:
 - a) those uses existing on the land when the “H” is applied;
 - b) passive recreation; and
 - c) public works.

4.5 Contract Zoning

1. A rezoning designation which is adopted subject to an agreement in accordance with Section 69 of *The Planning and Development Act, 2007* shall conform to the provisions of Section 21.2 the *Official Community Plan*.
2. The property shall be identified on the zoning map by the symbol for the district to which the property is being re-designated by the agreement and the amending bylaw with the symbol "C" and the bylaw number in brackets.

5. GENERAL REGULATIONS

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

5.1 Hazard Lands

1. Where a proposed development is located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.
2. Development of hazard lands may only be undertaken where mitigating measures, approved by Council and any applicable provincial authorities have been undertaken. Mitigating measures must ensure the safety and security of the site, adjoining lands, water bodies, and water courses.
3. Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for development and which in the opinion of council, shows that the proposed site and development is suitable with respect to the following where relevant:
 - (a) the potential for flooding up to a 1 in 500 flood elevation.
 - (b) the potential for slope instability.
 - (c) the required mitigation measures for construction on areas of high water tables if any.

5.2 Excavation, Stripping, Filling and Grading of Land

1. Any site proposed for development shall be graded to provide for adequate surface drainage so that surface water runoff is directed to a ditch, water body, street, approved storm water collection and retention area, or natural water course and does not affect drainage on adjacent properties. The Development Officer may require a site grading plan to be prepared by a professional engineer.
2. The Development Officer may require an applicant to undertake mitigating measures to ensure that water bodies and water courses are not impacted by sedimentation or contaminated by runoff.
3. Fill must be placed so that natural water courses are not blocked or diverted.
4. Fill must be sufficiently compacted to ensure that the finished grade level does not settle below the required building elevation or erode and run off into water courses and water bodies.
5. A development permit is required for any excavation, stripping, and grading of land in excess of 500 m² (5380 ft²) except in accordance with Section 3.4.1.(g).

6. An access approach/culvert permit is required for the development of new or adjustment of existing access/approaches.
7. Excavation shall include, but is not limited to, sand and gravel extraction, topsoil stripping, the grading of land for drainage purposes, the grading of land and the clearing of vegetation from land where no other valid development permit or valid certificate of approval for subdivision has been obtained.
8. A person wishing to excavate, strip, or grade land shall provide the following information in their application for a development permit:
 - (a) the location and area of the site on which the excavation, stripping, or grading is to take place;
 - (b) the existing land use and vegetation cover, including tree surveys;
 - (c) the amount of vegetation, soil or other material to be removed or relocated and the intended destination of the material removed from the site; and
 - (d) the condition in which the land is to be left, including a re-vegetation plan, and the proposed final grades when the excavation is complete.
9. Consistent with sub-section 5.2.7, the Development Officer may issue a development permit, prior to a final concept plan, subdivision, or development permit being approved for the area, when satisfied that the excavation is necessary for the interim use, development or maintenance of the subject land, and considering the conservation of important natural areas and vegetation, the maintenance of effective
10. For the purposes of this section, excavation shall not include:
 - (a) the excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for sub-division; or
 - (b) excavation or removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued.

5.3 Number of Principal Buildings Permitted on a Site

1. Not more than one principal building shall be placed on any one site, with the exception of :
 - (a) Public utility uses;
 - (b) institutional uses;
 - (c) dwelling unit groups;
 - (d) mobile homes in an approved mobile home park;
 - (e) recreational vehicles in an approved RV Park or campground;
 - (e) ancillary uses as provided for in this bylaw.

5.4 Servicing

1. No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Ministry of Environment.
2. Holding or septic tanks shall be of a design approved by the appropriate provincial authority.
3. Sewage field disposal systems are not permitted in the Village.
4. All developments requiring potable water service shall be connected to a water distribution system provided it is reasonably available.
5. 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/or the Saskatchewan Watershed Authority.

5.5 Accessory Buildings, Uses and Structures

1. In all Zoning Districts:
 - (a) Except as allowed in sub-section 5.5.2(a) no accessory use may be established and no accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building or use to which it is accessory.
 - (b) An accessory building or structure on a site, in a non-residential district, that abuts a site in a residential district shall be located more than 3 m (9.8 ft) from the boundary of the site in the residential district.
 - (c) A satellite dish with a diameter of 0.7 m (2.3 ft.) or more, solar collector, or wind generator and their supporting devices shall be permitted subject to:
 - i) in residential and commercial districts such structures shall not be:
 - located in the front yard, side yard, or, in the case of a corner site, within 3 m (9.8 ft.) of the side site line;
 - if free-standing, shall not exceed a height of 5 m (16.4 ft.) above grade level;
 - if attached to a principal building, shall not exceed a height of 5 m (16.4 ft.) above the lowest portion of the roof; and
 - if attached to an accessory building, shall not exceed the maximum permitted height of the accessory building to which it is attached.
 - (d) Accessory outdoor wood burning furnaces/boilers and buildings to contain same shall be permitted subject to:
 - i) a development permit being obtained;
 - ii) meeting setbacks from other structures in accordance with provincial regulations.
2. In Residential Zoning Districts the following regulations shall apply to accessory buildings and uses:

- (a) Notwithstanding clause 5.5.1(a), one accessory building may be constructed, erected, or moved on to any residential site prior to the time of construction of the principal building subject to:
 - i) a valid development permit being in force for the principal building;
 - ii) the principal building being substantially completed and ready for occupancy within 24 months of the issuance of a development permit for the accessory building.
- (b) Pursuant to clause 5.5.2(a)ii., if the principal building is not substantially complete within 24 months, the Development Officer may require the demolition or removal of the accessory building or may require a new development permit for the accessory building.

3. Accessory buildings shall meet the requirements as contained in the following Table:

Zone (District)	Front Yard Minimum ⁽¹⁾	Rear yard, minimum		Side yard minimum		Building height, maximum	Building area, maximum ⁽²⁾
		Abutting street or lane	Other site	Abutting street	Other site		
R1	6 meters	1.5 metres (5 ft.)	.76 meters (2,5 ft.)	3 meters (9.8 ft.)	1.5 meters <i>or</i> .76 meters if located fully in rear yard	9 meters	92 m ² (990 ft ²)
R2							130 m ² (1400 ft ²)
C1 C2	Same as principal building	3 meters		Same as principal building	Same as principal building	9 meters	84 sq. m.
CS	Same as principal building	Same as principal building		Same as principal building	Same as principal building	9 meters	84 sq. m.
M	Same as principal building	Same as principal building		Same as principal building	Same as principal building	9 meters	84 sq. m.

(1) *In residential Zones accessory buildings may not be located in front of the established front line of the principal building.*

(2) *Building area of accessory buildings may not exceed the building area of the principal building*

- 4. Notwithstanding preceding sub-section 5.5.3 in any residential zone an accessory building not exceeding 54 sq. meters in area may be constructed regardless of the area of the principal building.

5.6 Secondary Suites

- 1. Within the R2 and R3 Residential Districts secondary suites shall be permitted within single detached dwellings subject to:

- (a) The suite has a maximum area of 35% of the principal building/unit; an
 - (b) Secondary living quarters are for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site subject to the provisions
2. Within the R1 Residential District, secondary suites may be located in the second storey of the accessory building.

5.7 Temporary Structures

1. At the discretion of Council, temporary structures shall be permitted on a site during the construction of a permanent building. The process for approval for temporary structures is:
- (a) A applicant must submit a written request to Council describing the proposed temporary structure, its location on the site, and its use;
 - (b) Council must review the application and may approve, reject, or approve the temporary structure or approve subject to conditions; and
 - (c) Subject to Council's approval, the Development Officer shall issue a temporary structure permit, including any conditions Council has applied to the approval..
2. Unless Council approves otherwise, all temporary buildings must be removed within one year following the application approval date stated on the temporary structure permit or upon completion or occupation of the permanent building, whichever is sooner.
3. Septic facilities must be provided for the temporary structure if it is to be occupied as a residence during the construction of the permanent building and all liquid waste must be disposed of into the septic facilities.

5.8 Recreation Vehicles on Residential Sites

1. One recreational vehicle may be occupied as a temporary residence in Residential Districts subject to:
- (a) It being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
 - (b) if the recreation vehicle has a sink, shower, or water closet, it must have a self contained septic holding tank or be connected to the septic system of the permanent dwelling.

5.9 Fences and Free Standing Walls

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 1.2 m (3.94 ft) above grade as measured from ground level immediately adjacent to the fence.
2. No freestanding wall, fence, screen, or similar structure, shall be erected in a required rear or side yard, or on a site line adjacent to a required rear or side yard, to a height of more than 2.0 m (6.6 ft) above grade as measured from ground level immediately adjacent to the fence.
3. Subsections 1 and 2 do not apply in M or CS districts or for fences constructed for public services or utilities.
4. In any residential district, a 2.5 (8.2 ft) m high wall or fence may be permitted along side or rear property line that abuts a highway or a buffer strip adjacent to a highway.
5. Notwithstanding subsection 4, on a corner lot in any district, no hedge, planting, tree, fence or other solid or opaque structure shall be erected, placed, or maintained to a height greater than 1.0 m (3.3 ft) within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points that are 6.0 m (20 ft.) distant from the point of intersection, measured along said property lines.

5.10 Swimming Pools and Ponds

1. Outdoor pools and ponds shall be permitted as an accessory use subject to approval of a development permit.
2. Pools and ponds shall have the same yard clearances as accessory buildings.
3. Areas surrounding pools and ponds shall be enclosed with a fence 1.9 m in height and not closer than 1.2 m (3.9 ft) from the water edge. Fencing must comply with all applicable acts, regulations, and codes.
4. Pools shall comply with the requirements and guidelines or regulations passed under the authority of the Public Health Act and amendments thereto or revisions thereof.

5.11 Signage

1. General
 - (a) All signage unless otherwise exempted requires a development permit and shall comply with the following:
 - i) be located in a manner such that, in the opinion of the Development Officer, the sign does not restrict vehicle or pedestrian movement;
 - ii) obstruct visibility or otherwise jeopardize the safety of the public;
 - iii) if illuminated, be erected such that the illuminated portion of the sign is screened or directed away from residential areas;
 - iv) be maintained in a neat, tidy, and safe condition; and
 - v) be prohibited from public property and utility structures such as power/communication poles, light standards, street signs, traffic signs.
 - (b) The following types of signage are permitted in all districts and do not require a development permit:
 - i) Portable or temporary signs, subject to section 5.111.5;
 - ii) Community Identification and Community Service Signs erected by the Village subject to Section 5.11.6; and
 - iii) Church and Service Club Signs approved by Village Council.
2. Residential Districts
 - (a) Home Occupation signs with a maximum area of 1 sq. metre shall be permitted;
 - (b) No sign shall be illuminated unless the source of light is steady and suitably shielded.
3. In Commercial and Industrial Districts:
 - (a) signs advertising the principal use or the principal products offered for sale on the premises are permitted;
 - (b) no more than two permanent signs are permitted per site;
 - (c) notwithstanding Sub-section 3 (b), where a principal use is located on a corner, one additional permanent sign shall be permitted;
 - (d) the facial area of a sign may not exceed 3.5 m² (38 sq. ft.);
 - (e) a sign may be double faced;
 - (f) no free standing sign shall exceed 6 m (19.7 ft.) in total height above the ground;
 - (g) any signage affixed to the top of a building is included in the building height maximum; and
4. In the Community Service District:
 - (a) Signs are only permitted at Council's discretion;
 - (b) the facial area of sign may not exceed 3.5 m² (38 sq. ft.);

- (c) a sign may be double faced;
- (d) no free standing sign shall exceed 6 m (19.7 ft) in total height above the ground;
and
- (e) no sign shall be illuminated, unless approved by Council.

5. Temporary and Portable Signs

- (a) temporary signs advertising the sale or lease of the property are permitted provided:
 - i) the facial area does not exceed 1m² (10.8 sq. ft);
 - ii) they do not exceed the height of the principal building on the site;
 - iii) no more than two such signs are located on a site;
 - iv) the signs are removed once the purpose for the sign is no longer valid;
and
 - v) directional real estate signs to a maximum size of 1393.55 sq. centimetres (216 sq. inches) will be permitted on road allowances and/or public property.
- (b) portable signs are permitted provided:
 - i) they are located on a commercial or industrial property and reference the business being conducted on that property;
 - ii) they do not remain on a site for more than 90 days; and
 - iii) they are not located on a site where a portable sign has been located in the previous 30 days.

6. Village of Christopher Lake signage

- (a) notwithstanding sub-sections 5.11.2, 3, and 4, signs for the Village of Christopher Lake, or for the promotion of community events and activities approved, sponsored or carried out by the Village of Christopher Lake, are permitted in all districts provided:
 - i) they are located with a sensitivity to surrounding land uses;
 - ii) the facial area does not exceed 9 m² (97 sq. ft.), or 4.5 m² (14.8 sq. ft.) in residential districts; and
 - iii) no freestanding sign shall exceed 6 m (19.7 ft.) in total height above grade.

7. Non-Compliance with Signage Regulations

- (a) Subject to the provisions of the Saskatchewan *Highways and Transportation Act* and the Bylaws of the Village, any individual or corporation who maintains or establishes a Sign that is not in the Highway signing corridor and does not comply with the Zoning Bylaw shall be subject to penalties in accordance with this bylaw and *The Act*.
- (b) The owner or installer of any sign found in non-compliance shall be liable for all costs of having the sign removed.

8. Billboard Signs

- (a) Billboard signs shall be considered a discretionary use and may be subject to an agreement with Council to address location, placement and duration.
- (b) Rest bench commercial signage is at the discretion of Council and may be subject to an agreement to address locations, placement, construction guidelines and applicable fees.
- (c) signage listed in this section will require application and will be subject to a fee as may be established by bylaw or resolution of Council.

5.12 Side Yard Exemption

1. For semi-detached dwellings, townhouses, row houses, or multiple unit dwellings, no side yard shall be required where dwelling units share a common party wall.

5.13 Permitted Yard Encroachment

1. The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would to the principal or accessory building:
 - (a) Any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid, glass, or screen walls; and
 - (b) Any private garage attached to a principal building.
2. The following yard encroachments shall be permitted in any required yard:
 - (a) steps 1.6 m (5.2 ft.) or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
 - (b) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices bay windows, chimneys, and similar cantilevered alterations may project from above the foundation a distance of 0.6 m (2 ft) from the building into any required yard but not closer to a site line than .91 m (3ft);
 - (c) trees, shrubs, walkways, trellises, or flag poles, so long as these features do not extend into or over public land; and
 - (d) lighting fixtures and lamp posts.

5.14 Building Height Exemptions

1. The height limitations of this Bylaw shall not apply to the following:
 - (a) chimneys;

- (b) church spires, belfries, and cupolas;
- (c) monuments; or
- (d) mechanical penthouses and necessary mechanical appurtenances, provided they are erected only to such heights as are necessary, and provided they do not cover more than 10% of the gross roof area upon which they are located.

5.15 Off Street Parking

1. In all zoning districts, off-street parking is to be provided in accordance with the following table. In the event of different occupancies occupying the same site, the more stringent parking requirement is to be met.

Use	Parking Spaces
Dwellings, including mobile homes	1 per dwelling unit
Secondary Suites	1 space per unit
Dwelling unit Group	1 space per unit plus .25 spaces per unit for visitor parking
Home-based business and home occupations	1 per non-resident employee
Day care centres and adult day care centre	1 plus one per 5 persons enrolled in the facility
Bed and breakfasts	1 plus 1 per 2 guest beds
Schools, educational institutions	1 per classroom
Cultural institutions	1 per 35 seats, based on the maximum seating capacity or 1 per 9 m ² of gross floor area, whichever is greater
Restaurants, lounges, night clubs, taverns, theatres, assembly halls, places of worship	1 per 4 seats, based on the maximum seating capacity
Hotels	1 for every guest sleeping room
Motels	1 parking space for each unit
Commercial Retail establishments, Lumber Yards, and Industrial Uses	1 for every 50 m ² (538 sq. ft) of gross floor area or 1 per employee, whichever is greater
Other uses	1 for every 70 m ² (753 sq. ft) of gross floor area of the principal building or one per employee, whichever is the greatest.

2. In residential districts parking spaces located within the front yard may not occupy more than ½ of the area of the front yard, nor ½ of the site frontage, unless the parking spaces are required to provide access to the garage.

5.16 Off Street Loading

1. In Industrial or Commercial Districts, if the use of the building or site involves the receipt, distribution of material, goods or merchandise by vehicles, adequate space shall be provided on-site for the vehicles to be loaded or unloaded, and the minimum number of spaces shall be provided in accordance with the following:

Gross Floor Area of Building	Minimum Number of Loading Spaces
1300 m ² or less	1
More than 1300 m ²	1 plus 1 for each additional 1000 m ²

2. Each loading space shall be a minimum dimension of 9 metres X 15 metres.

5.17 Dwelling Unit Groups

1. All applications for dwelling unit group development must include a site plan illustrating the following:
 - (a) Location and dimensions of all buildings and in the case of condominiums all bare land units;
 - (b) Location and dimension of all streets and parking areas;
 - (c) Location of water and sewage facilities;
 - (d) Recreation amenities and open space;
 - (e) Existing topography, vegetation, watercourses and drainage courses;
 - (f) Phasing of development.

2. All proposed dwelling unit groups must conform to the following Development Standards:
 - (a) Site Area - Minimum - 1200 sq. m. (12,918 sq. ft.);
 - (b) Site frontage - Minimum - 15 m;
 - (c) No building shall contain more than 8 dwelling units;
 - (d) Building set-backs - Minimum
 - i) 6 m. from property lines;
 - ii) 3 m. from internal roadways and common parking areas;
 - iii) 3 m. between buildings or ½ the average wall height of both buildings.
 - (e) Site coverage - Maximum - 50%;
 - (f) Principal Building area - in accordance with the applicable Zoning District;
 - (g) Building Height - in accordance with the applicable Zoning District;
 - (h) Accessory buildings must conform to the building setbacks as contained herein;
 - (i) Landscaping - in accordance with Section 5.23;
 - (j) Parking - 1 space per unit plus .25 spaces per unit for visitor parking.

3. Council shall apply the following criteria in considering dwelling groups:
 - (a) the size and location of the development will be consistent with the capacity of the street system to handle the added development.
 - (b) the development will not cause excessive traffic to pass through existing low density residential areas
 - (c) the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites.
 - (d) bare land condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property on the parcel.

5.18 Home-based Business and Home Occupations

1. Home-based business and home occupations shall be conducted entirely within the dwelling or accessory building.
2. Other than permitted signage, there shall be no exterior display, no exterior storage of material, and no other variation from the residential appearance of the building.
3. Of the total area of a residence used for all home-based businesses or home occupations, only 20 percent of the residence's area, including basements and accessory buildings may be used for the purposes of those businesses or occupations.
4. Home-based business or home occupation must be owned and operated by a resident or residents of the dwelling unit with no more than one non-resident person employed on the site.
5. If a home -based business or home occupation employs a non-resident employee, that employee must be provided with an off-street parking space.
6. No noise, vibration, smoke, dust, odours, heat, glare, television, or radio electrical interference detectable beyond the boundaries of the building containing the home-based business shall be produced.
7. No more than one business related vehicle with a gross vehicle weight of no more than 5000 kg (4.9 ton) and a total length of no more than 6.0 metres (19.7 ft.) may be stored or parked on or in the vicinity of the site.
8. A home based business may produce works of art or craft where the work is produced mainly be hand or with the assistance of hand tools and small power tools.

5.19 Campgrounds

1. The regulations in this part shall apply to campgrounds established for seasonal use for accommodation of tents and recreational vehicles, which, unless specified as unserviced, may include services such as water, sewer, power, telecommunications to each site and ancillary uses as listed in paragraph 8 below.
2. A seasonal campground shall have, within its boundaries, a buffer area abutting the boundary which shall:

- (a) have a minimum depth of not less than 4.5 metres in width, which shall contain no buildings or structures; and
 - (b) not contain any roads, except those which connect a public roadway to the road system within the campground, tourist camp or trailer court.
3. Each site within a campground shall comply with the following;
 - (a) Each campsite shall be designated and clearly marked on the ground;
 - (b) Each campsite shall have a minimum area of 150 square metres;
 - (c) No portion of any campsite shall be located within an internal roadway or required buffer area;
 - (d) Each campsite shall have direct and convenient access to a developed internal roadway;
 - (e) Each campsite intended to accommodate a recreational vehicle shall be of sufficient size and dimensions, location and orientation and specifically each recreational vehicle shall be located:
 - i) at least 4.5 metres from any other recreational vehicle; and
 - ii) at least 3 metres from any internal street.
 4. The space provided for roadways within a campground shall be at least 7.5 metres in width.
 5. All campgrounds, except unserviced campgrounds, may include, as an ancillary use, a laundromat or a convenience store designed to meet the needs of occupants of the camp sites and a single one-unit dwelling for the accommodation of the operator.
 6. *The Public Health Act*, and Regulations passed thereunder, shall apply to all operations and development of campgrounds.

5.20 Recreational Vehicle (RV) Parks

1. Recreational Vehicle Parks shall conform to the regulations for Campgrounds as contained in Section 5.19.
2. Recreational Vehicle Parks must also conform to the bylaw of the Village of Christopher Lake and all amendments thereto adopted for the purpose of regulating the Operation of RV Parks in the municipality.

5.21 Bed and Breakfast facilities

1. Bed and breakfast facilities where allowed in a specific zoning district, shall:
 - (a) be licensed in accordance with *The Public Health Act*,
 - (b) be limited to a maximum of four guest bedrooms or such additional bedrooms as may be approved by Council,
 - (c) have only one sign, not exceeding one (1) square metre {10.76 sq. feet} in area, advertising the bed and breakfast located on site; and

- (d) provide one (1) off street parking space for each guest bedroom.

5.22 Day Care Centres

1. Day Care Centres providing care for more than 4 persons shall be considered a discretionary use and subject to the following:
 - (a) the centre must be licensed or approved in accordance with applicable provincial regulations; and
 - (b) the proposed centre receives approval from the appropriate provincial authority.

5.23 Personal Care Homes

1. Personal care homes if listed as a permitted or discretionary use in a residential district, shall:
 - (a) Not cause disruption to the surrounding residential area as a result of emission of noise, glare, dust, gas or odour which would be disruptive to the surrounding residential uses;
 - (b) Not cause disruption due to traffic and parking in the immediate area;
 - (c) be licensed and approved as may be required by provincial legislation;
 - (d) ensure there is no exterior display or storage of materials and no exterior variation from the residential character of the building other than a sign not exceeding one (1) square metre {10.76 sq. feet} in area;
2. The total number of residents in all personal care homes located on the same side of the street within the same block and on the opposite block face shall not exceed 30.

5.24 Landscaping

1. All areas of the site not occupied by buildings or vehicle parking, circulation and loading areas shall be landscaped with trees, shrubs, grasses, rock, pavers and/or other similar materials.
2. In Commercial Districts all developments shall provide landscaping as follows:
 - a) A minimum of 3 m. in width along the entire front lot line of the site; and for corner lots both the front and side line abutting the street; or
 - b) When landscaping is not practical within this area, an equivalent area of landscaping shall be provided elsewhere on the site so as to provide visual enhancement from the front street or in the case of a corner lot also from the flanking street.
3. All landscaping shall be maintained in a neat and tidy condition.
4. The Development Officer shall not approve an application for a development permit for a townhouse, dwelling group, four-plex, multiple dwelling or commercial use unless:
 - (a) a landscape sketch plan has been submitted; and

- (b) the landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide adequate visual screening, if necessary.

5.25 Lot Lines

1. Where a building is constructed on more than one lot, the outer lot lines of the combined lots shall be constructed to be the lot boundaries for the purposes of this bylaw.

5.26 Modular, Mobile, RTM and relocated homes

1. New Ready to Move (RTM) homes manufactured or constructed off site in accordance with *The National Building Code* and placed on a foundation approved for the structure, shall be considered an acceptable form of construction in Residential Districts, provided that in the opinion of the Development Officer, and with appropriate modifications as may be required by the development Officer, will be consistent with the general appearance, size and quality of other homes in the immediate area.
2. Modular and Mobile Homes will be listed as permitted uses in specific zoning districts.
3. Relocated Homes will be listed as a Discretionary Use in Residential Districts and in the opinion of Council, and with appropriate modifications as may be required by Council, must be consistent with the general appearance, size and quality of other homes in the immediate area.
4. All modular homes must bear CSA A277 and be appropriately attached to a pad, perimeter foundation wall or grade beam constructed to generally accepted engineering standards, and skirted around the perimeter with a material compatible with the exterior finish.
3. Mobile Homes must bear CSAZ240 and shall be permanently attached to a pad or perimeter foundation wall or grade beam constructed to generally accepted engineering standards, and skirted around the perimeter with a material compatible with the exterior finish.

5.27 Cutting or Removal of Trees

1. No person shall cut or remove any tree, with a trunk diameter of more than 100 millimetres measured at a height of 1 metre above grade, without first having obtained a development permit.
2. The Development Officer may issue a development permit in accordance with the following criteria:

- (a) The removal is necessary to provide for access to the site, required off-site parking, or access thereto in conjunction with a permitted use on the site;
 - (b) The tree is located within the area of a building for which a development permit has been approved, or is located on the property and within 2 meters of the proposed building;
 - (c) The trees are located within 2 metres of an existing building;
 - (d) The trees are in the development officer's opinion are dead, dying, or severely diseased, or damaged so as to pose a safety hazard; or
 - (e) The trees are too close together to allow for proper growth, and the removal is for specific trees identified in the permit comprising less than one third of the trees located on the property and regulated under clause 5.27.1.
3. Section 5.27.1 shall not apply to removal of dead trees, to the cutting of trees severely damaged by weather, to the normal pruning and maintenance of trees, or to the maintenance of public spaces by the municipality.
4. No person shall clear more than 500 square metres of land of natural bush, shrubs, or small trees, on any parcel of land, except as may be required for the development of streets in an approved subdivision, or except as specifically provided for in an approved development permit. In any development permit, Council may apply special conditions limiting the area of land cleared of natural, bush, shrubs, or small trees.

5.28 Outdoor Storage

1. In any residential or commercial district only outdoor storage incidental to the principal use shall be permitted.
2. No outdoor storage shall be permitted in the required front yard of any site, but this shall not limit the customary display of any goods permitted to be sold on the site.
3. All outside storage areas shall be suitably screened from adjacent properties and public streets.
4. In any Residential District:
 - (a) Outdoor storage of partially dismantled or inoperative motor vehicles is not permitted; and
 - (b) Only one unlicensed motor vehicle may be stored on a site.

6. R1 –RESIDENTIAL DISTRICT

6.1 Permitted Uses

1. The following are permitted uses in the R1 District:
 - (a) single detached dwellings;
 - (b) semi-detached and duplex dwellings;
 - (c) parks and playgrounds;
 - (d) public works excluding offices, warehouses, storage yards, sewage lagoons and landfills; and
 - (e) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.
 - (f) Secondary suites in accordance with Section 5.6.
 - (g) communication towers

6.2 Discretionary Uses

1. The following are discretionary uses in the R1 District:
 - (a) dwelling unit groups (see Sec. 5.17);
 - (b) multiple unit dwellings;
 - (c) townhouse and row houses;
 - (d) mobile homes;
 - (e) modular homes
 - (f) relocated homes (see Sec. 5.26)
 - (g) boarding or rooming house;
 - (h) public recreation facilities;
 - (i) home-based business and home occupation (see Sec. 5.18);
 - (j) day care centres (see Sec 5.22);
 - (k) personal care homes (see Sec. 5.23)
 - (l) places of worship;
 - (m) bed and breakfast facilities (see Sec. 5.21); and

6.3 Regulations

1. Development shall conform to the following Table:

Requirement		Single Detached Dwellings, Boarding Houses, Mobile Homes	Semi-detached & Duplex Dwellings. Townhouses and Row houses	Other Uses
Site area, minimum	With lane	360 m ² (3875 ft ²)	255 m ² (2745 ft ²) per unit	600 m ² (6459 ft ²) *
	Without lane	450 m ² (4844 sq. ft.)	315 m ² (3390 ft ²) per unit	
Site frontage, minimum for rectangular sites	With lane	12 m (39.4 ft.)	8.5 m. (28 ft.) per unit	20 m (49.2 ft.) *
	Without lane	15 m (49.2 ft.)	10.5 m (34.4 ft.) per unit	
Site frontage minimum for non-rectangular site		10 m (32.8 ft.) with a mean width of 15 m (49.2 ft.)	7.5 m (24.6 ft.) per unit with a mean width of 10.5 m (34.4 ft.) per unit	14 m (42.7 ft.) with a mean width of 20 m*
Front yard, minimum**		6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.) *
Rear yard, minimum**		6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.) *
Side yard, minimum**		1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	The greater of 1.5 m (4.9 ft.) *or ½ abutting wall height
Side yard abutting a street, minimum**		3 m (9.8 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.) *
Principal Building area, minimum		65 m ² (700 sq. ft.)	46 m ² (495sq. ft.) per unit	100 m ² (1076 sq. ft.) *
Site coverage, maximum		50 %	50 %	50 %*
Building height, maximum		11 m (36.08 ft.)	11 m (36.08 ft.)	11 m (36 ft.)

* No minimum requirement for parks, playgrounds and public works

** See sections 5.12 and 5.13 for yard reductions and encroachments.

2. Off street parking shall be provided as outlined in section 5.15.

3. Accessory Buildings shall comply with Section 5.5.

4. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the criteria as contained in Section 3.7 and the standards for the specific use as contained in Section 5.

7. R2 –RESIDENTIAL ACREAGE DISTRICT

7.1 Permitted Uses

1. The following are permitted uses in the R2 District:
 - (a) single detached dwellings;
 - (b) parks and playgrounds;
 - (c) public works, excluding sewage lagoons and landfills;
 - (d) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5; and
 - (e) Secondary suites in accordance with Section 5.6

7.2 Discretionary Uses

1. The following are discretionary uses in the R2 District:
 - (a) public recreation facilities
 - (b) home-based business and home occupation (see Sec. 5.18);
 - (c) day care centres (see Sec. 5.22);
 - (d) places of worship;
 - (e) bed and breakfast facilities;
 - (f) personal care homes (see Sec. 5.23);
 - (g) mobile homes; and
 - (h) relocated homes (see Sec. 5.26)

7.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	Other Uses*
Site area, minimum	1 Ha. (2.47 acres)	1 Ha. (2.47 acres)
Site frontage, minimum for rectangular sites	40 m (131 ft)	40 m (131 ft)
Site frontage minimum for non-rectangular site	25 m (82 ft) with a mean width of 40 m (131 ft)	25 m (82 ft) with a mean width of 40 m (131 ft)
Front yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Rear yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Side yard, minimum**	4.5 m (14.76 ft.)	10 m (32.8 ft)
Side yard abutting a street, minimum**	7.5 m (24.6 ft.)	1.5m (4.9 ft)
Principal Building area, minimum	93 m ² (1000 sq. ft)	100 m ² (1076 sq. ft)
Site coverage, maximum	20 %	40 %*
Building height, maximum	8.5 m (27.9 ft)	11 m (36 ft)

* No minimum requirement for parks, playgrounds and public works

** See sections 5.12 and 5.13 for yard reductions and encroachments.

2. Off street parking shall be provided as outlined in section 5.15.

3. Accessory Buildings shall comply with Section 5.5

4. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the criteria as contained in Section 3.7 and the criteria for the specific use as contained in Section 5.

8. R3 –RESIDENTIAL SMALL ACREAGE DISTRICT

8.1 Permitted Uses

1. The following are permitted uses in the R3 District:
 - (a) single detached dwellings;
 - (b) parks and playgrounds;
 - (c) public works, excluding sewage lagoons and landfills;
 - (d) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5; and
 - (e) Secondary suites in accordance with Section 5.6

8.2 Discretionary Uses

1. The following are discretionary uses in the RA District:
 - (a) public recreation facilities
 - (b) home-based business and home occupation (see Sec. 5.18);
 - (c) day care centres (see Sec. 5.22);
 - (d) places of worship;
 - (e) bed and breakfast facilities;
 - (f) personal care homes (see Sec. 5.23);
 - (g) mobile homes; and
 - (h) relocated homes (see Sec. 5.26)

8.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	Other Uses*
Site area, minimum	.4 Ha. (1 acre)	.4 Ha. (1 acre)
Site frontage, minimum for rectangular sites	40 m (131 ft)	40 m (131 ft)
Site frontage minimum for non-rectangular site	25 m (82 ft) with a mean width of 40 m (131 ft)	25 m (82 ft) with a mean width of 40 m (131 ft)
Front yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Rear yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Side yard, minimum**	4.5 m (14.76 ft.)	10 m (32.8 ft)
Side yard abutting a street, minimum**	7.5 m (24.6 ft.)	1.5m (4.9 ft)
Principal Building area, minimum	65 m ² (700 sq. ft)	100 m ² (1076 sq. ft)
Site coverage, maximum	30 %	40 %*
Building height, maximum	8.5 m (27.9 ft)	11 m (36 ft)

* No minimum requirement for parks, playgrounds and public works

** See sections 5.12 and 5.13 for yard reductions and encroachments.

2. Off street parking shall be provided as outlined in section 5.15.

3. Accessory Buildings shall comply with Section 5.5

4. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the criteria as contained in Section 3.7 and the criteria for the specific use as contained in Section 5.

9. C1 – CENTRAL COMMERCIAL DISTRICT

9.1 Permitted Uses

1. The following are permitted uses in the C1 – Central Commercial District:
 - (a) confectionaries;
 - (b) retail stores;
 - (c) bakeries with retail sales;
 - (d) restaurants;
 - (e) laundromats;
 - (f) personal services establishments;
 - (g) banks and financial institutions;
 - (h) medical and dental offices, clinics, and laboratories;
 - (i) offices;
 - (j) printing plants, newspaper offices;
 - (k) places of worship, religious institutions;
 - (l) libraries, cultural institutions;
 - (m) clubs;
 - (n) public halls and community centers;
 - (o) studios;
 - (p) green houses;
 - (q) bus terminals;
 - (r) public works excluding storage yards, sewage lagoons and landfills; and
 - (s) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

9.2 Discretionary Uses

1. The following are discretionary uses in the C1 Central Commercial District
 - (a) dry cleaners;
 - (b) service or repair shops for small household goods and appliances;
 - (c) car washes;
 - (d) day care centers and adult day care centers;
 - (e) dwelling units;
 - (f) furniture and appliance sales and service;
 - (g) gas bars and service stations;
 - (h) hotels, motels, and lodges;
 - (i) lumber yards and building supply establishments;
 - (j) construction trades;
 - (k) lounges, night clubs, brew pubs, and taverns;
 - (l) theatres, assembly halls;
 - (m) veterinary hospitals and offices of veterinary surgeons;
 - (n) Communication towers; and

9.3 Regulations

1. Development Standards

Requirement	Hotels, Motels, Lodges, Service Stations, Gas Bars, Car washes, bus terminals, lumber yards	All Other Uses*
Site area, minimum	930 m ² (10,010 sq. ft)	230 m ² (2476 sq. ft)
Site frontage, minimum for rectangular sites	30 m (98.4 ft)	7.5 m (24.6 ft)
Site frontage minimum for non-rectangular sites	18 m (59.05 ft) with a mean width of 30 meters	6 m (19.68 ft), with a mean width of 7.5 m (24.6 ft)
Front yard, minimum	10% of site depth	6 m. (19.68 ft.)
Rear yard, minimum	3 m (9.8 ft) or 6 m. (19.68 ft.) if abutting a residential district without an intervening lane or street	Nil except 6 m (19.68 ft) if abutting a residential district without an intervening lane or street
Side yard, minimum	Nil, except 6 m (19.68 ft) abutting a residential district without an intervening lane or street	Nil, except 1.5 m (4.9 ft) abutting a residential district without an intervening lane or street
Building Height, maximum	11 m (36 ft)	11 m(36 ft)

* *There are no minimum requirements for public works*

2. All machinery, building supplies, vehicle parts, dismantled vehicles, building and construction supplies, and similar articles shall be stored within a building or screened with a solid fence or vegetation so as not to be visible from the street or adjacent site.
3. Accessory Buildings shall comply with Section 5.5.
4. Landscaping shall comply with Section 5.24.
5. Off Street Parking shall be provided as outlined in section 5.15.
6. Discretionary Use Criteria
In addition to the above Regulations and additional standards in sub-section 9.3.7 Council shall apply the Evaluation Criteria as contained in Section 3.7 and the criteria for the specific use as contained in Section 5.
7. Additional Standards for Discretionary Uses
 - (a) Service stations and gas bars are to be located along the provincial highways. Fuel pumps and other accessory equipment shall be located at least 6 m (19.7 ft.) from any street or site line.
 - (b) Landscaping shall be provided on site in accordance with the provisions of Section 5.24;

- (c) All dwelling units shall have an entrance separate from that of the commercial establishment, and dwelling units must be provided with a fire exit secondary to the required entrance.

10. C2 – HIGHWAY COMMERCIAL TRANSITION DISTRICT

10.1 Permitted Uses

- 1. The following are permitted uses in the C2 – Highway Commercial Transition District:
 - (a) dwelling units existing prior to coming in to force of this bylaw;
 - (b) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

10.2 Discretionary Uses

- 1. The following are discretionary uses in the C2 Highway Commercial Transition District:
 - (a) renovations, alterations, or re-construction of dwellings that existed prior to coming in to force of this bylaw;
 - (b) Dry cleaners;
 - (c) confectionaries;
 - (d) hotels, motels, and lodges;
 - (e) retail stores;
 - (f) bakeries with retail sales;
 - (g) restaurants;
 - (h) laundromats;
 - (i) personal services establishments;
 - (j) banks and financial institutions;
 - (k) medical and dental offices, clinics, and laboratories;
 - (l) offices;
 - (m) printing plants, newspaper offices;
 - (n) places of worship, religious institutions;
 - (o) libraries, cultural institutions;
 - (p) clubs;
 - (q) public halls and community centers;
 - (r) studios;
 - (s) green houses;
 - (t) bus terminals;
 - (u) public works excluding sewage lagoons and landfills;
 - (v) service or repair shops for small household goods and appliances;
 - (w) car washes;
 - (x) dwelling units accessory to the principle use;
 - (y) campgrounds;
 - (z) RV Parks;
 - (aa) furniture and appliance sales and service;
 - (bb) shopping centres and strip malls;
 - (cc) commercial recreational vehicle facilities;
 - (dd) gas bars and service stations;
 - (ee) lumber yards and building supply establishments;
 - (ff) construction trades;
 - (gg) storage facilities;
 - (hh) lounges, night clubs, brew pubs, and taverns;
 - (ii) theatres, assembly halls;

- (jj) veterinary hospitals and offices of veterinary surgeons; and
- (kk) Communication towers;

10.3 Regulations

1. Development Standards

Requirement*	All uses
Site area, minimum	2000 m ² (21,780 sq. ft)
Site frontage, minimum for rectangular sites	30 m (98.4 ft)
Site frontage minimum for non-rectangular sites	11 m (36 ft) except 15 m (49.2 ft) for motels, with a mean width of 30 meters
Front yard, minimum	10% of site depth
Rear yard, minimum	3 m (9.8 ft) or 6 m. (19.68 ft.) if abutting a residential district without an intervening lane or street
Side yard, minimum	Nil, except 6 m (19.68 ft) abutting a residential district without an intervening lane or street
Building Height, maximum	11 m (36 ft)

* *There are no minimum requirements for public works*

2. All machinery, building supplies, vehicle parts, dismantled vehicles, building and construction supplies, and similar articles shall be stored within a building or screened with a solid fence or vegetation so as not to be visible from the street or adjacent site.
3. Accessory Buildings shall comply with Section 5.5.
4. Landscaping shall comply with Section 5.24.
5. Off Street Parking shall be provided as outlined in section 5.15.
6. Discretionary Use Criteria
In addition to the above Regulations and additional standards in sub-section 10.3.7 Council shall apply the Evaluation Criteria as contained in Section 3.7 and the criteria for the specific use as contained in Section 5.
7. Additional Standards for Discretionary Uses
 - (a) Council shall avoid any potential conflict with existing residential use having regard to the transitional nature of development of the area;
 - (b) Service stations and gas bars are to be located along the provincial highway. Fuel pumps and other accessory equipment shall be located at least 6 m (19.7 ft.) from any street or site line.

- (c) Landscaping shall be provided on site in accordance with the provisions of Section 5.24;
- (d) All dwelling units shall have an entrance separate from that of the commercial establishment, and dwelling units must be provided with a fire exit secondary to the required entrance.

11. CS – COMMUNITY SERVICE DISTRICT

11.1 Permitted Uses

1. The following are permitted uses in the CS District:
 - (a) cemeteries;
 - (b) hiking, bicycling, skiing, and horseback riding trails;
 - (c) public works, except sewage lagoons and landfills;
 - (d) playgrounds;
 - (e) parks;
 - (f) sports field; and
 - (g) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

11.2 Discretionary Uses

1. The following are discretionary uses in the CS District:
 - (a) unserviced campgrounds;
 - (b) Government offices and facilities;
 - (c) commercial recreation facility;
 - (d) Halls and auditoriums;
 - (e) Clubs;
 - (f) Schools, educational institutions;
 - (g) Public recreation facilities; and
 - (h) communication towers;

11.3 Regulations

1. Development Standards:

Requirement*	All Uses
Site area, minimum	N/A
Site frontage, minimum for rectangular sites	N/A
Site frontage minimum for non-rectangular site	N/A
Front yard, minimum	7.5 m (24.6 ft)
Rear yard, minimum	7.5 m (24.6 ft)
Side yard, minimum	3.5 m (11.5 ft)
Site coverage, maximum	50%
Building height, maximum	11 m (36 ft)

* No minimum requirement for parks, playgrounds and public works

2. Off street parking shall be provided as outlined in section 5.15.
3. Accessory Buildings shall comply with Section 5.5.
4. Landscaping shall comply with Section 5.24.
5. Discretionary Use Criteria
In addition to the above Regulations Council shall apply the Evaluation criteria as contained in Section 3.7 and the regulations for the specific use as contained in Section 5.

12. M - INDUSTRIAL DISTRICT

12.1 Permitted Uses

- 1. The following are permitted uses in the M - Industrial District:
 - (a) establishments for the sale, storage, rental, or servicing of motor vehicles, snowmobiles, boats, and recreational vehicles;
 - (b) construction trades;
 - (c) Auction markets;
 - (d) Wholesale facilities;
 - (e) lumber yards;
 - (f) trucking and transfer yards;
 - (g) septic hauling operations;
 - (h) excavation, topsoil, sand, and gravel operations
 - (i) Warehouse and storage facilities;
 - (j) pre-built or pre-fabricated homes sales and display;
 - (k) public works; and
 - (l) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

12.2 Discretionary Uses

- 1. The following are discretionary uses in the M - Industrial District:
 - (a) a dwelling unit for an owner or caretaker attached to or part of the principal industrial building;
 - (b) Bulk fuel depots;
 - (c) Commercial RV facility
 - (d) Junk and salvage yards;
 - (e) Service stations and gas bars;
 - (f) solar and wind energy systems;
 - (g) communication towers; and
 - (h) dog/cat kennels.

12.3 Regulations

1. Development Standards

Requirement*	All Uses
Site area, minimum	930 m ² (10,010 sq. ft.)
Site frontage, minimum	22 m (72.160ft.)
Front yard, minimum	7.5 m (24.61 ft.)
Rear yard, minimum	7.5 m (24.61 ft.)
Side yard, minimum	4.5 m (14.76 ft.)

* *There are no minimum requirements for public works*

2. Uses requiring regulated storage of materials under the Hazardous Substances and Waste Dangerous Goods Regulations of the *Environmental Management and Protection Act* are not permitted.
3. All outside storage shall be fenced and where the use abuts a residential area the following criteria shall apply:
 - (a) Where an intervening street or lane exists the storage area shall be suitable screened with a solid fence or hedge; or
 - (b) Where no street or lane exists, a buffer area shall be provided of at least 6 metres width and suitably landscaped with trees, hedges and fencing.
4. Off street parking shall be provided as outlined in section 5.15.
5. Discretionary Use Criteria
In addition to the above Regulations Council shall apply the Evaluation Criteria as contained in Section 5.28 and the regulations for the specific use as contained in Section 5.

13. UE – URBAN EXPANSION DISTRICT

13.1 Permitted Uses

- 1. The following are permitted uses in the UE District:
 - (a) hiking, bicycling, skiing, and horseback riding trails;
 - (b) picnic grounds and day use areas;
 - (c) Non intensive agricultural uses;
 - (d) natural and heritage resource interpretation; and
 - (e) public works;

13.2 Discretionary Uses

- 1. The following are discretionary uses in the UE District:
 - (a) Single detached dwellings;
 - (b) unserviced campgrounds;
 - (c) Sports fields and golf courses;
 - (d) Parks and playgrounds; and
 - (e) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established principal use in accordance with Section 5.5.

13.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	Other Uses*
Site area, minimum	1 Ha. (2.47 acres)	4 Ha. (9.88 acres)
Site frontage, minimum for rectangular sites	20 m (131 ft.)	40 m (131 ft.)
Site frontage minimum for non-rectangular site	15 m (82 ft.) with a mean width of 20 m (131 ft)	25 m (82 ft.) with a mean width of 40 m (131 ft.)
Front yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Rear yard, minimum**	7.5 m (24.6 ft.)	6m (19.7ft)
Side yard, minimum**	4.5 m (14.76 ft.)	10 m (32.8 ft.)
Side yard abutting a street, minimum**	7.5 m (24.6 ft.)	1.5m (4.9 ft.)
Principal Building area, minimum	93 m ² (1000 sq. ft)	100 m ² (1076 sq. ft.)
Site coverage, maximum	10 %	10 %*
Building height, maximum	8.5 m (27.9 ft.)	11 m (36 ft.)

* No minimum requirement for parks, playgrounds and public works

** See sections 5.12 and 5.13 for yard reductions and encroachments.

2. Unless specifically approved by Council, buildings shall only be allowed as accessory uses, once the principal use has been established and once the Development Officer or, in the case of a discretionary use, Council is satisfied that a building or structure is necessary.
3. Excavation, Stripping, Filling and Grading of Land is subject to Section 5.2.
4. Cutting and Removal of trees is subject to Section 5.27.
5. The operation of motorized vehicles, including all-terrain vehicles and snowmobiles is limited to trails designated by Council for such use and to roads providing access to those trails.

14. REPEAL AND EFFECTIVE DATE OF THE BYLAW

Bylaw No. 07/86, as amended, is hereby repealed.

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

Read a first time this 21st day of June, 2014.

Read a second time this 29th, day of February 2016.

Read a third time and passed this 29th, day of February, 2016.

MAYOR

SEAL

CHIEF ADMINISTRATIVE OFFICER