



THE VILLAGE OF GLASLYN
ZONING BYLAW

2016

A BYLAW TO ADOPT A ZONING BYLAW

BYLAW NO. _____

The Council of the Village of Glaslyn, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) Pursuant to sections 46 and 75 of the Planning and Development Act, 2007 the Council of the Village of Glaslyn, hereby adopts a Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3) Bylaw No. 7-80, the Zoning Bylaw, and all amendments thereto are hereby repealed.
- 4) This bylaw shall come into force and take effect upon final approval of the Minister of Government Relations.

Read a first time the ____ day of _____, 2016.

Read a second time the ____ day of _____, 2016.

Read a third time the ____ day of _____, 2016.

Adoption of this Bylaw this ____ day of _____, 2016.

Mayor

(SEAL)

Administrator

VILLAGE OF GLASLYN

ZONING BYLAW

SCHEDULE 'A' to

BYLAW NO. ____

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1.0 Introduction

Under the authority provided by The Planning and Development Act 2007, the Council of the Village of Glaslyn, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Village of Glaslyn.

1.2 Purpose

This bylaw has been created to regulate development in the Village of Glaslyn in order to provide for the amenity of the area as well as for the health, safety and welfare of the inhabitants of the Village.

1.3 Scope

All development hereafter shall be permitted within the limits of the Village of Glaslyn only when in conformity with the provisions with in this bylaw.

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, the same shall not affect the validity of the Bylaw in whole or in part, other than the section, clause or provision, including anything shown on the Zoning Map, so declared to be invalid.

1.5 Other Legislative and Bylaw Requirements

Nothing in this bylaw affects the duty or obligation of a person to obtain a Development Permit, or to obtain any other permit, license or other authorization required by any bylaw, or The Act, 2007, or any regulation pursuant to those provincial regulations.

1.6 Bylaw Compliance

Errors and/or admissions by the Development Officer or someone acting under their direction administering this bylaw while processing applications for development do not clear any party of responsibility for complying with the provisions of this bylaw or any other bylaw of the Village of Glaslyn, or relieve any applicant from liability for failure to comply with this bylaw.

No mistake or omission by the Development Officer or someone acting under their direction relieves any applicant from liability for failure to comply with this Bylaw.

2.0 Administration

2.1 Development Officer

2.1.0.1 The Administrator of the Village of Glaslyn, including any person acting under the authority, direction, and with the consent of the Administrator, shall be the Development Officer responsible for the administration of this zoning bylaw.

2.2 Application for a Development Permit

2.2.0.1 No person shall undertake a development or commence a use unless a development permit has first been obtained, except as provided in section 2.1 (3) – Application for a Development Permit.

2.2.0.2 A development permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to The Act, 2007.

2.2.0.3 A building permit shall not be issued unless a development permit, where required, has also been issued.

2.2.0.4 The application for a development permit shall be made to the Development Officer in “Form A” as adopted or amended by resolution of Council. The application shall be accompanied by a site plan and two (2) copies of a building plan showing dimensions and locations of existing and proposed buildings and structures as well as site lines.

1. Where no new construction is proposed, such as a change of intensity of use, the applicant shall supply a written description of the proposed development in place of such plans.

2. Site and building plans shall show the location and elevation of water and sewer hookup into individual structures.

2.2.0.5 In the case of any Ready-to-Move (RTM) homes, buildings constructed off-site, Mobile Homes or any building moved into the municipality the applicant will be required to provide the Village Administration and Council with current photos of all 4 sides of the building (4 photos minimum providing what could reasonably be considered the North, South, East and West elevations) as it will sit on the site.

2.2.0.6 Any Development Permit Application will be required to contain:

1. All the requirements listed in sections 2.1(1), 2.1(2) and 2.1(3) – Application for a Development Permit.

2. Two (2) sets of building plans.

- a) Plans shall include location and elevation of water and sewer hookup within structures.

b) Existing structures shall include photos of all exterior sides of the building with application.

3. Site Plans as mentioned in section 2.1(1) which shall contain:

- a) The proposed use of land and any buildings or parts of buildings on the site.
- b) A north arrow.
- c) The property lines and setbacks from the proposed development to the property lines.
- d) The area of the parcel.
- e) The street frontage of the lot.
- f) The off-street parking provided on the lot.
- g) Decks, and cross section schematic.

2.2.0.7 The Development Officer retains the right to ask for any studies or research they believe is necessary for making a decision on a development permit, at the cost of the applicant, before rendering a decision. Such inclusion may contain:

- 1. Major drainage paths for water travelling over the lot.
- 2. Easements on the site.
- 3. Fencing, screening and garbage storage areas.
- 4. The proposed location, size and elevation of the sewer and water connections.
- 5. A site plan done by a Saskatchewan Land Surveyor (SLS).
- 6. Reclamation plans, emergency measure plans, etc.
- 7. Any and all photos or pictures required by this zoning bylaw as listed in section 2.1 – Application for a Development Permit.

2.2.0.8 Council may require the submission of a letter of credit, performance bond, servicing agreement, or any other form of assurance to ensure that the development is constructed and completed in accordance with the development standards and regulations set forth within this Bylaw.

- 1. All agreements for letter of credits, performance bonds, and servicing agreements shall individually stipulate procedures for the release or completion of the agreement that will be mutually agreed upon between the municipality and the developer(s).

2.2.1 Developments Not Requiring a Development Permit

2.2.1.1 A development permit is not required for the following, but all other applicable provisions of this Bylaw are to be followed for:

- 1. The maintenance of a public work by the Village or a public utility.
- 2. The construction of a public work by the Village.

3. The installation of public work on any street or other public right-of-way by the Village.
 4. A village facility installed and operated by the Village.
 5. Maintenance and repairs that do not include structural alterations.
 6. Accessory buildings under 9.3 m² (100 ft²) subject to all height restrictions of the zoning district.
 7. In a Residential Zoning District only:
 - a) The erection of any fence, wall, gate, television antennae, or radio antennae (height restrictions still apply).
 - b) Temporary signs.
 8. In a Commercial or Industrial District only:
 - a) The erection of any fence or gate not adjacent to a provincial highway, residence or community service building.
 - b) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.
 - c) Temporary signs.
- 2.2.1.2. Official temporary uses includes the use of all or part of a building as a temporary polling station, returning officer's headquarters, candidates campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census.
- 2.2.1.3. Internal Alterations:
 - a) Residential buildings providing that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site.
 - b) All other buildings and maintenance, including mechanical or electrical work, provided that the use, or intensity of use of the building does not change.
- 2.2.1.4. Landscaping typically includes landscaped areas, driveways and parking lots, providing the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted or changed in any way.
- 2.2.1.5. Road projects of the Saskatchewan Department of Highways.
- 2.2.1.6. Accessory buildings under 9.3 square metres (100.0 square feet) and under 2.0 metres (6.6 feet) in height.

2.2.2 Validity of Development Permits

- 2.2.2.1 If the development or use authorized by a development permit is not commenced within six (6) months from the date of issue of a permit, and completed within twelve (12) months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.

2.3 Effective Time Period for Development Permit Applications

- 2.3.0.1 A development permit shall be valid for six months from the date of its issuance by may be re-issued for additional six-month periods.

2.4 Review of Applications

- 2.4.0.1 The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the OCP.
- 2.4.0.2 The Development Officer may submit any application to Council for a decision on the interpretation of this bylaw, or on special conditions provided in this bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

2.5 Discretionary Uses

- 2.5.0.1 This section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of any zoning district.
- 2.5.0.2 Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that Council determines is necessary to fully review the proposed development.
- 2.5.0.3 In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
1. Site drainage of storm water.
 2. The location of buildings with respect to buildings on adjacent properties.
 3. Access to, number and location of parking and loading facilities.
 4. Appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways.
 5. Control of noise, glare, dust and odour.
 6. Landscaping, screening and fencing to buffer adjacent properties.

7. The need for any information or studies done by any qualified professionals it may need in order to make an informed decision.

2.5.0.4 No discretionary use application may disqualify areas for future zoning district uses that are marked on the Future Land Use Map in the Official Community Plan of the Village of Glaslyn.

2.5.1 Discretionary Use Evaluation Criteria

2.5.1.1 Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site in order to secure the objectives of the OCP or Zoning Bylaw, with respect to:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings.
2. The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading.
3. The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust, and odour.
4. Any treatment given, as determined by the Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials, and any architectural detail.

Exhibit 1: Discretionary Use Evaluation Criteria

EVALUATION CRITERIA	SUMMARY STATEMENT
1. Roadways	Council will assess and consider the capacity of existing roadway infrastructure to accommodate the proposed use.
2. Air Resources	Council will assess and consider the potential effects of the proposed discretionary use on air resources.
3. Soil Resources	Council will assess and consider the potential effects of the proposed discretionary use on soil resources.
4. Water Resources	Council will assess and consider the potential effects of the proposed discretionary use on water resources.
5. Waste Management	Council will assess and consider the generation of waste resulting from the proposed use and the capacity of existing waste management services to accommodate the proposed use.
6. Natural and Heritage Resources	Council will assess and consider the potential effects of the proposed discretionary use on natural and heritage resources.
7. Sustainability	Council will assess and consider the potential effects of the proposed discretionary use as it contributes to social, economic and physical sustainability for the Municipality.

2.5.1.2 In exercising its discretion Council will consider the evaluation criteria identified in Exhibit 2 above. Council will determine the extent and nature of the information and analysis required to render a decision and may, upon initial review of an application, request specific additional information and analysis from the applicant.

2.5.2 Advertising Discretionary Use Applications

2.5.2.1 The Development Officer shall advise the applicant for a discretionary use that advertisement for the proposed use will be required by posting a notice of the application conspicuously on the front of the property in question, and by mailing a copy of the notice to the assessed owner of each property within 75 metres (246 feet) of the subject property for the following:

1. Any discretionary residence or any discretionary accessory use to a residence.
2. A home based business.

2.5.2.2 In addition to the requirements specified in Clause (1), for an application for any discretionary use not listed in Clause (1), the Development Officer shall publish a notice in a newspaper that is circulated in the Municipality at the cost of the applicant.

2.5.2.3 The notice shall:

1. Describe the use applied for.
2. Describe the location of the use.
3. Specify the date, time, and location of the Council meeting at which the application will be considered.

2.5.2.4 The notice shall be posted, delivered, and published at least seven days, and mailed at least twelve days, prior to the date of the meeting.

2.5.2.5 The applicant shall pay a fee equal to the costs to the Municipality associated with the public advertisement.

2.5.3 Validity of Discretionary Use Approvals

2.5.3.1 A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:

1. The use ceased and was replaced by another use.
2. The use ceases for a 12 month period.
3. A building required for the approved use is not started within six (6) months or completed within twelve (12) months.
4. The use is not started within six (6) months of completion of the building.

5. A use not requiring construction of a building is not started within six (6) months.
6. The applicant applies to increase the specifically approved intensity of use.

2.5.4 Time Limited Discretionary Uses

- 2.5.3.2 Where Council has approved a discretionary use for a limited time, as specified on Form B, and that time has expired, that use of land or structure on that property shall cease until such time as a new discretionary use application is submitted and Council approval is provided.

2.6 Notice of Decision

- 2.6.0.1 Upon completion of the review of an application for development, the Development Officer shall:
1. For a permitted use, issue:
 - a) A notice of decision where the application conforms to the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw.
 - b) A refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reasons for the refusal, and advising the applicant of any right of appeal that they may have.
 2. Issue a refusal, where the application is for a use that is not provided for in the Zoning District in which the property is located.
- 2.6.0.2 Council shall make a decision on a discretionary use, by resolution, that approves or refuses the discretionary use on that site, and that instructs the Development Officer to:
1. Issue a development permit incorporating any specific development standards set forth by Council, where the development will comply with the standards of this zoning bylaw, subject to the limitations of The Act, 2007.
 2. Issue a development permit incorporating any specific development standards set forth by Council, where the applicant submits an amended application so that development will comply with the standards of this zoning bylaw, subject to the limitations of The Act, 2007 that may include conditions on what must be included in any servicing agreement necessary for the development approval to remain valid.
 3. Issue a notice of refusal to the applicant, stating the reasons for the refusal, and advising the applicant of any right of appeal that they may have.
- 2.6.0.3 The permit or notice shall be in "Form B" as adopted or amended by resolution of Council.
- 2.6.0.4 Form A and Form B are forms created by the Development Officer and adopted by Council to administer this section. Their contents are not defined in this bylaw.

- 2.6.0.5 The Development Officer retains the right to ask for any studies or research they believe is necessary for making a decision on a development permit at the cost of the applicant before rendering a decision.

2.7 Revocation of Decision

- 2.7.0.1 Where an approved development is not being developed in accordance with the provisions of this zoning bylaw, or with the standards and conditions specified in the development permit, Council may revoke or suspend the development permit. The development permit shall not be reissued or reinstated until all deficiencies have been corrected.

2.8 Development Appeal Board

2.8.1 Appointment of Board

- 2.8.1.1 Council shall appoint a Development Appeal Board in accordance with sections 49 and 214 to 218 of The Act, 2007.
- 2.8.1.2 Council may, by resolution, adopt a policy specifying:
1. The terms of office.
 2. The manner of filling of vacancies to the Board.
 3. The remuneration and expenses for Board members.
 4. The provision for appointment of a secretary to the Board.
 5. The duties of the Secretary.
 6. The remuneration and expenses to be paid for the Secretary.

- 2.8.1.3 Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.

2.8.2 Notice

- 2.8.2.1 On "Form B", the Development Officer shall advise the applicant of the rights of appeal granted by The Act, 2007, with respect to that application.

2.8.3 Filing an Appeal

- 2.8.3.1 A person who wishes to appeal to the Development Appeal Board shall, within 30 days of receiving the permit or notice, file a written notice to appeal and the appeal fee with the Secretary of the Board.

2.8.4 Powers of the Development Appeal Board

- 2.8.4.1 The Development Appeal Board has the powers given by section 219 of the PDA to allow variances to the standards of this Zoning Bylaw, including standards and conditions specified for a permitted use or a discretionary use.

- 2.8.4.2 Nothing in this section allows a Development Appeal Board to vary a refusal to grant a use or an appeal for a use or intensity of use not permitted in a zoning district.
- 2.8.4.3 Nothing in this section allows a Development Appeal Board to vary a refusal by Council to approve a discretionary use or intensity of a discretionary use provided for in the Zoning Bylaw for a zoning district.

2.8.5 Appeal from Decision of Board

- 2.8.5.1 The appellant may appeal the decision of the Development Appeals Board pursuant to section 226 to 227 of The Act, 2007.

2.9 Fees and Advertising

2.9.1 Amending Planning Bylaws

- 2.9.1.1 Where a person requests Council to amend the OCP, Zoning Bylaw, or other planning bylaw, that person shall pay to the Village a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of the PDA.
 - 1. This fee may be included as part of the development permit fees or in addition to them at Council's discretion.
 - 2. The fee for amending planning documents shall be included within the separate fee schedule bylaw.
- 2.9.1.2 Council may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning bylaw, at its own cost.
- 2.9.1.3 Any proposed changes to the zoning bylaw Map within the zoning bylaw or the Future Land Use Map located outside of the Village of Glaslyn’s municipal boundaries will be sent to the RM of Parkdale No. 498, for comment.
- 2.9.1.4 Any proposed changes to the text of the zoning bylaw or the Official Community Plan may be sent to the RM of Parkdale No. 498, and, in the opinion of council, all groups that may be affected for comment.

2.9.2 Development Permit and Bylaw Change Fee Schedule

- 2.9.2.1 An application for a development permit and associated fees shall be in accordance with the following:
 - 1. Permitted Use: \$100.00
 - 2. Discretionary Use: \$200.00
 - 3. Sign Permit: \$50.00

- 4. Minor Variance: \$50.00
- 5. Development Appeal Fee: \$50.00

2.9.2.2 In addition, if a building permit is required, any fees associated with the issuance of a permit and inspection as specified in the Building Bylaw.

2.9.3 Zoning Bylaw or Official Community Plan Amendments

2.9.3.1 An applicant for an Official Community Plan or Zoning Bylaw amendment shall pay all fees in accordance with the following:

- 1. Zoning Bylaw or Official Community Plan Text Amendment: \$400.00
- 2. Official Community Plan Future Growth Map Amendment: \$600.00

2.9.3.2 Zoning District Map amendments as described in Exhibit 2 below:

Exhibit 2: Zoning District Map Amendment Fee Schedule

ORIGINAL	TO	CLASS 1	CLASS 2
CLASS 1		\$100	\$200
CLASS 2		\$100	\$200

Class 1 Districts: R1 – Residential, C1 – Commercial Core, C2 – Highway Commercial, UH – Urban Holdings
Class 2 Districts: MH – Mobile Home, M1 – Industrial, M2 – Low-Service Industrial

2.9.3.2 These fees shall be in addition to any fee or fees required within section 2.9 – Fees and Advertising.

2.10 Minor Variances to the Zoning Bylaw

2.10.0.1 An application for a minor variance to the Zoning Bylaw shall be made to the Development Officer in a form as prescribed by the Development Officer.

2.10.0.2 The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.

2.10.0.3 The Development Officer may vary the requirements of the Zoning Bylaw subject to the following conditions:

- 1. A minor variance may be granted for variation only of:
 - a) The minimum required distance of a building from the site line.
 - b) The minimum required distance of a building to any other building on the site.
- 2. The maximum amount of minor variance shall not exceed a 10% variation of the requirements of the zoning district where the development permit is applied.

3. The development shall conform to the Zoning Bylaw with respect to the use of land.
 4. The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.
- 2.10.0.4 No minor variance is allowed in connection with an agreement on rezoning and/or on the cost of any fees as listed in any part of section 3.20 – Fees and Advertising of this Zoning Bylaw.
- 2.10.0.5 A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the PDA.
- 2.10.0.6 On receipt of an application for a minor variance, the Development Officer may:
1. Approve the minor variance.
 2. Approve the minor variance and impose terms and conditions on the approval.
 3. Refuse the minor variance.
- 2.10.0.7 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.
- 2.10.0.8 Where the Development Officer imposes terms and conditions on an approval pursuant to subsection 3.21 – Minor Variance to the Zoning Bylaw, the terms and conditions shall be consistent with:
1. Minimizing adverse impacts on neighbouring properties, including any potential change in fire rating requirements, or the obstruction of sight lines.
 2. Providing adequate separation between buildings for safety reasons.
 3. Avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.
- 2.10.0.9 Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal. This refusal shall contain:
1. Contain a summary of the application for minor variance.
 2. Provide a reason for and an effective date of the decision.
 3. Indicate that the adjoining assessed owner may within 30 days submit a written objection with the Development Officer to appeal the refusal to the Development Appeal Board.
 4. Where there is an objection described in clause (c), advise the public that the applicant will be notified of the right of appeal to the Development Appeal Board.

2.10.0.10 Where the applicant appeals the Council’s decision regarding the minor variance Development Officer shall follow sections 219 to 227 of the PDA.

2.11 Enforcement, Offences and Penalties

2.11.0.1 Where the Development Officer has reasonable grounds to believe that development of property contravenes any provision of the zoning bylaw, they may at a reasonable time, and with the consent of the owner, operator, or occupant, or having been refused consent, with a warrant, enter any land, building, or premises for the purposes of inspection.

2.11.0.2 Order by the Development Officer:

1. Where the Development Officer has determined that a violation of this zoning bylaw has occurred, the Development Officer may issue an order to correct the violation pursuant to section 242 of The Act, 2007.
2. The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following: discontinue the development, alter the development so as to remove the contravention, restore the land, building or premises to its condition immediately prior to the development or form of development, and complete the work necessary to comply fully with the zoning bylaw.
3. The order shall specify the time when the actions required by clause (2) are to be complete and shall advise of the rights of appeal.
4. The Development Officer may register an interest against the title to the property, based on the order, and shall discharge the interest once the order is complied with.
5. The Development Officer may apply to the Court of Queen’s Bench to enforce the order, or the order as amended by the Development Appeal Board or the Saskatchewan Municipal Board on an appeal.

2.11.0.3 Any person who violates this zoning bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in The Act, 2007.

3.0 General Regulations

3.1 Accessory Uses, Buildings, and Structures

3.1.0.1 Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved a discretionary use.

3.1.0.2 Any accessory building located 1.0 metre or less from a principal building shall abide by setback regulations of the principal building.

- 3.1.0.3 The combined total lot coverage of the principal use building and the accessory use building may not exceed 70 percent (%) of the total horizontal area of the lot.
- 3.1.0.4 The accessory building may not by itself have a lot coverage exceeding 30 percent (%) of the total horizontal area of the lot.
- 3.1.0.5 Accessory buildings will be required to use a similar siding and materials as the principal building on the site.
- 3.1.0.6 The movement of any accessory building shall require a development permit.
- 3.1.0.7 Storage of any materials in an area visible from the street or sidewalks at the front of the lot which are not screened in a way approved by Council will not be permitted.
- 3.1.0.8 **In Residential Districts:**
1. Private garages and accessory buildings if 9.3 sq. metres (100 sq. feet) or larger, subject to clause (3), shall have a minimum side or rear yard of 1.5 metres (5.0 feet) and a maximum projection of 0.5 metres (1.64 feet) into the required yard for any eaves gutters or drain spouts into that yard.
 2. Private garages, carports, and accessory buildings attached to a principal building by a roof structure shall be considered as part of the principal building and subject to the regulations and setbacks of the principal building.
 3. In any Residential District accessory buildings are not to exceed the height of the principal building, except for approved garage suites, and in no case shall the height of an accessory building exceed 5.0 metres (16.4 feet) from the floor or grade level to the peak height of the roof.
 - a) Specific regulations and heights for garage suites shall be provided within the District Schedules included within this document.
 4. In rear yards:
 - a) Laundry drying equipment and garbage stands are permitted.
 - b) Rear yard minimum shall be 0.9 metres (3.0 feet), except where the main door faces the rear site line, the minimum setback shall be 1.5 metres (5.0 feet).
 5. An accessory building shall not be located in a front yard.
 6. Except when conforming with established building lines, no door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 metres (14.76 feet) from a street to which it gives direct access, or less than 1.5 metres (4.92 feet) to a lane to which it gives direct access.

7. Uncovered outdoor swimming pools and other yard recreation equipment shall **abide by accessory building structure setback regulations.**
8. Membrane covered sheds or garages of any size or any accessory building with a membrane roof are prohibited.
9. Only one carport or detached private garage is permitted on a lot, unless one building is a carport or detached garage then another accessory building may be allowed as long as the three (3) buildings do not consist of more than 70% of the total lot coverage.
10. There shall be no more than three (3) accessory buildings permitted on any individual site, including accessory buildings under the 9.3 sq. metres (100.0 sq. feet).

3.1.0.9 In Commercial Districts:

1. For gas bars and service stations, an open canopy may extend over a portion of required yards provided the supports are not located in the required yards and the edge of the canopy is at least 0.6 metres (1.97 feet) from any property line.
2. Sale or demonstration goods in the form of a building, whether temporary or permanent, shall comply with any yard requirements.
3. Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.
4. All accessory uses may include dwellings but only if the residential dwelling is on a lot where the commercial use is at the front of the lot at grade. Residential suites shall not be at the front of the lot at grade.
5. Accessory buildings shall not exceed the height of the principal building.

3.1.0.10 In C1 – Commercial Core Districts:

1. Accessory dwelling units accessory to a retail or commercial use listed may be considered by Council where the units are used by the operator or employees of the business to which the dwelling unit is an accessory as long as the front of the lot at grade remains a building with a commercial use; and,
2. Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provided a fire exit secondary to the required entrance.
3. Membrane covered sheds or garages of any size, repurposed oil sheds, or any accessory building with a membrane covered roof are prohibited.

3.1.0.10 In Industrial Districts:

1. For gas bars and service stations, an open canopy may extend over a portion of required yards provided the supports are not located in the required yards and the edge of the canopy is at least 0.6 metres (1.97 feet) from any property line.
3. Sale or demonstration goods in the form of a building, whether temporary or permanent, shall comply with any yard requirements.
4. Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.
5. Accessory buildings shall not exceed the height of the principal building.

3.1.1 Fences

3.1.1.1 In this section “height” means the vertical distance of the wall or fence measured from the ground level immediately adjacent to the structure or plant to the highest point of the structure.

3.1.1.2 Electrical wire and other forms of electrified fences are prohibited in every district.

3.1.1.3 Any Residential District:

1. The maximum height along any lot line, except a lot line in a required front yard, shall be no greater than 2.4 metres (8.0 feet).
2. Subject to section 4.1.1(3)(c), no wall or fence shall be erected in a required front yard to a height of more than one (1) metre (3.3 feet).
3. Walls or fences may be erected in the required front yard to a maximum height of 1.0 metre (3.3 feet), provided that the wall or fence is located at least 6.1 metres (20.0 feet) from the front property line.
4. Barbed wire fences are prohibited.
5. In the case of a corner lot, no wall, fence, hedge or shrub shall be placed as to create a visual obstruction in a sight triangle.

3.1.1.4 Commercial and Industrial District:

1. In the case of a corner lot, no wall or fence shall be placed as to create a visual obstruction in a sight triangle.
2. Where the development abuts a Residential District, approval conditions may require a fence to be designed to attenuate noise.
3. Height restrictions shall be designated within the Zoning District Schedules included in this document.

4. Barbed wire shall be permitted to line the top 25% of the fence in an Industrial District.
5. No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle on a corner site between 0.7 metre (2.29 feet) and 2.5 metres (8.20 feet) above grade.

3.1.1.5 Fences for public utilities, public works and municipal facilities shall be permitted in every District, with no limitations.

3.1.1.6 No height limitations apply to the following:

1. Temporary construction fences.
2. Fences associated with essential public services and utilities, public parks, playgrounds, or public buildings.
3. Notwithstanding the regulations set out above, all fences are subject to federal and provincial safety regulations.

3.1.2 Decks and Balconies

3.1.2.1 Covered decks shall be considered part of the principal building and shall abide by the principal building setback requirements.

3.1.2.2 Balconies shall be considered part of the principal building and shall abide by the principal building setback requirements.

3.1.2.3 Open decks shall not be covered by a roof structure that is attached to any building or structure.

3.1.2.4 Decks under 9.3 sq. metres (100 sq. feet) shall not require the submission of a Development Permit Application.

3.1.2.5 In Residential Districts:

1. Shall be permitted to have a 1.5 metre (5.0 feet) front yard encroachment into the minimum front yard setback requirement.
2. Shall be permitted to be within 1.5 metre (5.0 feet) of the rear property line.
3. Shall be permitted to be within 0.6 metres (2.0 feet) of any side property line.

3.1.2.6 **Decks not attached to the principal structure shall be a minimum of 1.5 metre (5.0 feet) from the structural wall. Any decks closer than this distance shall be required to be attached to the principal building.**

1. **Any unattached deck (covered or open) shall still be required to abide by minimum setback regulations for accessory structures.**

3.2 One Principal Building Permitted on a Site

- 3.2.0.1 Not more than one principal use shall be established and not more than one principal building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, community centres, approved commercial building groups or shopping centres, special care homes, and approved dwelling groups.

3.3 Established Building Lines

- 3.3.0.1 Where a front building line in a Residential District has been established by existing buildings in a block and is less than the specified front yard requirement, the required front yard is reduced for new construction according to the following principles:

1. Where the new building is to be constructed on a corner site it shall not be located further into the required front yard than a legal principal building on the abutting interior site.
2. Where the building is to be constructed on an interior site it shall not be constructed further into the required front yard than the average of the encroachments of principal buildings into the required front yard on the two abutting sites.
3. Where the abutting site is vacant, or the building has more than the required front yard the encroachment into the required front yard shall be considered to be zero (0).
4. Existing buildings where legally built are conforming with respect to the established building line.

3.3.1 Permitted Yard Encroachments

- 3.3.1.1 The following projections in required yards are permitted subject to the setback or construction requirements of the National Canadian Building Code.

3.3.1.2 In Residential Districts:

1. In front yards:
 - a) Maximum of 0.6 metre (2.0 feet) projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
 - b) Maximum of 1.8 metres (5.0 feet) projection of open decks or open steps;
 - c) Wheelchair ramps to main floor level;
 - d) Light standards, flag poles, and permitted signs.
2. In Rear Yards:
 - a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres (5.0 feet);
 - b) Balconies, porches, and steps to a maximum projection of 3.0 metres (10.0 feet);

- c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres (2.0 feet);
 - d) Wheelchair ramps to main floor level; and,
3. Side Yards:
- a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metre (2.0 feet) or ½ the required yard whichever is the less;
 - b) Walkways and steps less than 0.6 metre (2.0 feet) in height;
 - c) Wheelchair ramps to main floor level;
 - d) Fences not more than 2.0 metres (6.6 feet) in height unless provided otherwise in this Zoning Bylaw.
4. Handrails are permitted in all yards uncovered driveways and walkways.

3.3.2 Sight Triangles

3.3.2.1 Subject to section 4.2 above, the following uses are prohibited in a sight triangle:

- 1. A building, structure, wall, fence, sign, hedge or shrub, or use which would obstruct the vision of drivers of motor vehicles.
- 2. Parking.
- 3. A fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 metres (3.3 feet) in height above the elevation of the centre lines of abutting streets.

3.3.2.2 The following are allowed in any sight triangle:

- 1. Government signage and government sign posts.
- 2. Fire hydrants, benches and traffic control devices.
- 3. Utility poles, and one utility transmission or control device.

3.3.3 Multi-Parcel Sites

3.3.3.1 Where a site is used for one (1) development, a proposal to separate or subdivide the parcels into two (2) or more sites requires a development permit for each of the developments.

3.3.3.2 No development permit may be issued creating more than one site as described in clause (1) above, unless each of the sites will comply with the Zoning Bylaw with respect to the requirements of the zoning district in which it is located.

3.3.4 Doors to Any Building

3.3.4.1 In Residential Districts:

1. No door of any kind shall exceed a height of over 3.7 metres (12.0 feet).

3.3.5 Metric Conversion

- 3.3.5.1 Where a building was constructed or a site created under a bylaw in any zoning district using the Imperial System of Measurement, a standard under that bylaw that was converted and rounded to an approximate metric measure in a subsequent bylaw, shall be deemed equivalent for the purpose of regulation of that site or building.

34.3.6 Geotechnical Analysis Required

- 34.3.6.1 If a proposed development is to be located on a site in any zoning district that may be subject to flooding, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, Council may require that a geotechnical report be completed and approved by a Professional Engineer, as a condition of the issuance of the development permit.
- 3.3.6.2 The report shall indicate the suitability of the site, or sites, for development and any remedial measures required to ensure suitability or to ensure that the natural resource base is not irreparably altered.
- 3.3.6.3 Remedial measures may be specified as conditions in the development permit.

3.4 Licences, Permits, and Compliance with Other Bylaws

- 3.4.0.1 All development in all zoning districts must comply with the provisions of this zoning bylaw, whether or not a permit has been issued for the development.
- 3.4.0.2 Nothing in this zoning bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Village of Glaslyn, or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Village of Glaslyn.
- 3.4.0.3 Where provisions in this zoning bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

3.4.1 Referral to Regional Health Authorities

- 1) It is the responsibility of the applicant to secure permits for installation of approved water and sanitary sewer services.

3.5 Lawful Non-conforming Uses, Buildings and Sites

- 3.5.0.1 The adoption or amendment of this bylaw does not affect lawful non-conforming buildings and uses.
- 3.5.0.2 The provisions of The Act, 2007, sections 88 to 93 inclusive, shall apply to all lawful non-conforming buildings, uses, and sites.
- 3.5.0.3 Lawful non-conforming buildings or uses may continue to be used, maintained and repaired in their present form.

3.6 Buildings to be Moved

- 3.6.0.1 No building shall be moved within or into the Village of Glaslyn without the issuance of a development permit, unless it is exempt under section 2.2.1 – Developments Not Requiring a Development Permit.

3.7 Demolition of Buildings

- 3.7.0.1 No building shall be demolished within the Village of Glaslyn without the issuance of a Demolition Permit, unless it is exempt from requiring any permit as listed within section 2.2.1 – Developments Not Requiring a Development Permit.

3.8 Hazard Lands

- 3.8.0.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, the land shall be deemed “hazard lands”. Council shall require the applicant to submit sufficient topographic and other relevant information to determine if the development will be within:
1. The 1: 500 flood hazard elevation.
 2. Within 50.0 metres (164.0 feet) of any slope that may be unstable.
- 3.8.0.2 Council may require that before a Development Permit is issued on hazard lands as identified in section 4.8(1)(b), the applicant 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:
1. The potential for flooding up to the Safe Building Elevation, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use.
 2. The potential for slope instability.
 3. The required mitigation measures for construction on areas of high water tables, in slopes or on contaminated sites if any.

- 3.8.0.3 Council shall require that before a permit be issued on hazard lands, in flood risk areas, as identified in section 4.8(1)(a), the applicant must supply the following:
1. All development, redevelopment or major alterations and additions shall be adequately flood proofed to at least 0.5 metre (1.6 feet) above the registered Safe Building Elevation (SBE) level.
 2. The bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 metre (1.6 feet) above the registered SBE level.
 3. Basements are prohibited, except where flood proofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 metre (1.6 feet) above the registered SBE level.
 4. Plumbing outlets may be permitted in basements below the registered SBE provided they contain an automatic shut-off valve approved by a certified Inspector.
 5. Electrical outlets may be permitted in basements below the registered SBE provided they contain an independent switch for each outlet. The main switch box, heating and air conditioning units shall be located above the registered SBE level plus freeboard of 0.5 metres (1.6 feet).
 6. Foundations and walls of any building or structure shall be adequately flood proofed to at least 0.5 metre (1.6 feet) above the registered SBE level. All plans for development shall be certified by a Professional Engineer or Architect.
- 3.8.0.4 Actions identified in an assessment prepared pursuant to preceding sections which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued.
- 3.8.0.5 Council shall refuse a permit for any development for which, in council's opinion, the proposed actions are inadequate to address the adverse effects to will result in excessive municipal costs.

3.8.1 Riparian Areas Protection Policies

- 3.8.1.1 Any area that fits the definition of a riparian area as defined in this Zoning Bylaw Council will prohibit all removal of trees and vegetation as of the passing of the date of this Bylaw.
- 3.8.1.2 Should any vegetation is removed it shall be replaced at the cost of the offending party or the municipality who shall then charge the offending party for the full cost of replacing the vegetation in the altered area and bringing it back to an equal state to its original condition.
- 3.8.1.3 Council may allow for the removal of vegetation in a riparian area if they believe the vegetation will provide a health or safety risk to property or the public.
- 3.8.1.4 No dwelling units shall be permitted within riparian areas.

3.9 Higher Density Housing

3.9.0.1 Council will apply the following criteria in considering a discretionary use applications regarding higher density housing:

1. The services available to the sites and adjacent areas will have sufficient capacity to handle the higher density.
2. Isolated single-detached dwelling sites will not be allowed on a block undergoing conversion to higher density.
3. Good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas.

3.9.0.2 Council shall reference provincial and government regulations for guidance of higher density housing (i.e., condominium regulations).

3.9.1 Multiple-Unit Dwellings

3.9.1.1 May be required to locate near commercial areas or the Village centre.

3.9.1.2 Maintenance of a multiple-unit dwelling and the connected yards shall be the responsibility of the owner or owners of the units or a body created to act on their behalf.

3.9.1.3 Multiple-unit dwellings should be supported if they offer a variety of rental or purchase costs that promote a variety of family types and income levels.

3.9.2 Semi-Detached Housing

3.9.2.1 Where compliant with the site standards, a semi-detached site may be subdivided along the party walls to create a separate site for each dwelling, subject to compliance with building bylaw requirements.

3.9.3 Housing Groups (Row Houses, Townhouses)

3.9.3.1 Housing groups such as row houses or townhouses will be allowed at the discretion of Council.

3.9.3.2 Shall be required to prove that their inclusion, in Council's opinion, will not negatively affect:

1. The surrounding community.
2. The safety of vehicle and pedestrian traffic in the area.
3. Drainage patterns or pathways.
4. Any public property, park or beach.
5. The general prosperity, safety and well-being of the area.

- 3.9.3.3 Where compliant with the site standards, a row house dwelling site may be subdivided along the party walls to create a separate site for each dwelling, subject to compliance with building bylaw requirements.
- 3.9.3.4 A townhouse may be subdivided along party walls to create a separate site for each dwelling unit for individual sale purposes, subject to compliance with building bylaw requirements.
- 3.9.3.5 Where dwelling units are to be subdivided, the lot line shall be the middle of the party **or common** wall.
- 3.9.3.6 For end units, the side yard setbacks shall apply.
- 3.9.3.7 The dwelling unit shall be designed as one cohesive building in terms of architectural design, which contains two (2) or more similar attached dwelling units, each of which fronts on a street, has direct access to the outside at grade, and is not wholly or partly above another dwelling.
- 3.9.3.8 No side yard shall be required for an attached townhouse dwelling where there is a shared common wall; however, on a corner site where the side yard adjoins a street, the side yard shall be a minimum of 3.0 m (9.84 ft.).
- 3.9.3.9 There is no limit to the number of consecutive conjoined units, provided each unit is located on an individual site as defined in the Land Titles Act 2000.
- 3.9.3.10 Individual building masses should be arranged to ensure adequate light, view and privacy for each unit.
- 3.9.3.11 Each townhouse shall have a minimum of one (1) on-site parking spot.

3.9.4 Rooming-and-Board Houses

- 3.9.4.1 Rooming houses will be allowed at the discretion of Council in applicable zoning districts. They may be required to prove that their inclusion, in Council's opinion, will not negatively affect:
1. The surrounding community.
 2. The safety of vehicle and pedestrian traffic in the area.
 3. Drainage patterns or pathways.
 4. Any public property, park or beach.
 5. The general prosperity, safety and well-being of the area.

3.9.5 Garage or Garden Suites

- 3.9.0.1 A garden suite is only permitted within specific districts, and shall conform to the regulations stipulated in this section as well as those stipulated in the district in which it is located.
- 3.9.0.2 Where a garage or garden suite is mentioned in clause (1), the following provisions also apply:

1. Only one (1) is permitted per lot.
2. The building must be on the same lot as a site with an approved principal use building.
3. The principal use building must be a single detached dwelling or a commercial use in a commercial district, where the commercial use remains at grade.
4. The building must comply with all the regulations set out in the Zoning Bylaw.
5. The building must be a secondary use on the site. If there is a second residential building already on any site a garden suite will be prohibited until there is only one residential building on the site.
6. Cannot exceed the maximum square footage of the attached accessory building.
7. Shall contain all components of a dwelling unit.
8. **Maximum height: one (1) storey (4.5 metres or 14.75 feet); or over a main floor garage not exceeding (9.1 metres or 30.0 feet).**
9. The granting of a development permit to accommodate overnight accommodation shall not be construed, in any way, as consent or approval for future subdivision.
10. Units shall not have windows directly facing onto another residential property.

3.9.0.3. Any development application will be required to show in the development permit that an additional off-street parking spot has been provided for the site on top of the current site requirements.

3.9.6 Mixed-use Development

3.9.6.1 In districts where this development is permitted Council will apply the following criteria in considering mixed use development:

1. Good access from major streets to the development will exist and the development will not cause excessive traffic through existing residential areas.
2. Locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred.
3. The development will be of a size and operation intended to serve the neighbourhood in which it is located.
4. The developer of the business may be required to provide a fence or other buffer to an abutting residential use.

3.9.6.2 Residential development attached to confectionaries, drug stores, and personal service shops may be permitted as long as they that will not, in the opinion of Council or the Development

Officer, negatively affect residential development, and that they will include residential space of some kind and comply with all the demands of district regulations.

- 34.9.6.3 All mixed-use development shall ensure the front of the lot at grade remains a commercial use.
- 3.9.6.4 Mixed use development shall be permitted in the **C1** – Commercial Core District, subject to the following regulations:
1. Dwelling units located above the ground level shall have an entrance separate from that of the business.
 2. Dwelling unit emergency and building code regulations shall be adhered to.
 3. The minimum floor area of each dwelling unit shall be 46.0 sq. metres (495.1 sq. feet).
 4. One off-street parking site must be provided for each dwelling unit.
 5. When submitting an application for a Development Permit, the following shall be included:
 - a) Site alteration plan to ensure livable dwelling units.
 - b) Mitigation of odor, noise, vibrations, and heavy traffic from the primary commercial operation on the residential dwelling unit.

310 Modular and Mobile Homes

- 3.10.0.1 All manufactured homes are subject to the following development standards:
1. Every modular home shall:
 - a) Foundations shall attain the National Building Code requirements.
 - b) Include engineered floor trusses, two (2) inch by six (6) inch exterior walls, eight (8) foot ceilings and primed and painted drywall.
 - c) Ensure that basement wall and grade beam support shall be attached to the perimeter of the building.
 - d) Ensure that structural additions to a modular home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home.
 2. Every mobile home shall:
 - a) Either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy.
 - b) Include two (2) inch by eight (8) floor joists on a steel frame, two (2) by six (6) exterior walls, 7.5 foot ceilings.

- c) Ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding shall be vertically installed between the underside of the mobile home and the ground.

34.10.0.2 In Residential Districts:

1. All modular homes shall be place on a permanent foundation at a standard comparable to a single-detached dwelling.
2. Modular homes shall be permanently connected to potable water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

3.11 Ready-to-Move Housing (RTM)

3.11.0.1 All RTM buildings will be required to meet all the requirements of section 3.3 – Applications for a Development Permit.

3.11.0.2 RTM housing shall be allowed at the discretion of Council in districts where permitted.

3.12 Homes

3.12.0.1 Any homes where allowed in designated zoning districts shall abide by the regulations within this section.

3.12.1 Group Homes

3.12.1.1 The location should be a walkable distance from health care facilities, public amenities and the Village centre when possible.

3.12.1.2 The applicant may be required to prove, in a manner acceptable to Council, that there will not be a risk posed to residents of the care facility by highway or general road traffic in the area.

3.12.2 Family Care Homes

3.12.2.1 Must be accessory to the principal dwelling unit.

3.12.2.2 Shall not be located adjacent to any Provincial Highway, or what Council considers a major roadway.

3.12.3 Residential Care Homes

3.12.3.1 Where allowed as a discretionary use a residential care home may be developed in a single-detached dwelling building, subject to obtaining a provincial licence, pursuant to the particular act under which the home is proposed to operate.

3.12.3.2 Shall maintain the single-detached residential character of the property consistent with the neighbourhood.

- 3.12.3.3 Shall meet all of the regulations for a single-detached dwelling as prescribed for the zoning district in which it is located.
- 3.12.3.4 The operator of the residential care home shall be a permanent resident of the dwelling licensed as a residential care home.
- 3.12.3.5 The operator shall ensure that adequate supervision and care is available at the home at all times.
- 3.12.3.6 In approving a residential care home, Council may specify the maximum number of clients, based on available floor area that may be cared for in a residential care home.
- 3.12.3.7 Council will consider applications with respect to the following criteria:
1. The structures are suitable and comfortable for the proposed development, and provide for the appropriate level of supervision.
 2. There is adequate space on the parcel for the proposed home. Required parking spaces shall not be located in the required front yard.
 3. There are appropriate levels of off street parking for the residents of the facility and the operator.
 4. The concentration of residential care homes will not exceed two (2) facilities per residential block, and the home will complement adjacent residential uses.
 5. The development of the home will be entirely consistent with the residential development on adjacent parcels, except for approved signs.
- 3.12.3.8 Shall be located a walkable distance from health care facilities, public amenities and the Village centre when possible.
- 3.12.3.9 Residential care homes may be required to prove, in a manner acceptable to Council, that there will not be a risk posed to residents of the care home by highway or general road traffic in the area.

3.13 Bed and Breakfast Operations

- 3.13.0.1 Shall abide by the regulations within this section and specific regulations within the zoning district if applicable.
- 3.13.0.2 Shall be located in a single-detached dwelling used as the operator's principal residence.
- 3.13.0.3 Shall be licensed by the Ministry of Health and shall have a fire safety inspection report issued prior to occupancy as a bed and breakfast operation.
- 3.13.0.4 In issuing discretionary use approval for a bed and breakfast operation, Council may specify the maximum number and specific location in the dwelling of approved guest rooms.

- 3.13.0.5 Any increase in number of guest rooms shall require a new discretionary use approval.
- 3.13.0.6 One sign identifying the bed-and-breakfast home in accordance with the standards for a sign identifying a multiple unit dwelling is permitted.
- 3.13.0.7 Council will consider applications with respect to the following criteria:
1. The proposed structures are suitable and comfortable for the proposed development.
 2. There is adequate space on the site for the proposed facility.
 3. There are appropriate levels of access to the site and off-street parking is available for the users of the facility and for the operator. Required parking spaces shall not be located in the required front yard.
 4. The development will complement adjacent residential uses.
 5. Use as a bed and breakfast operations, will be considered an asset in the preservation of heritage buildings.
- 3.13.0.8 One off-street parking space shall be provided for each guest bedroom for use by the guest, in addition to any off street parking used for the operator of the facility.

3.14 Home Based Business

- 3.14.0.1 Where allowed in specific zoning districts, are subject to the regulations within this section and the regulations within the zoning district that it is located.
- 3.14.0.2 Shall clearly be secondary and accessory to the use of a dwelling unit as a private residence.
- 3.14.0.3 Shall not cause a variation in the residential character and appearance of the dwelling, accessory residential building, or property; except for permitted signs.
- 3.14.0.4 Shall be conducted entirely within the dwelling or accessory building. Client contact and services may only occur within the principal building.
- 3.14.0.5 Shall not require the parking of more than two (2) client vehicles at any time. Off-street parking shall be provided on site for any resident vehicles.
- 3.14.0.6 Shall not have any exterior display, outdoor storage of materials, or exterior variation from the residential character of the residence or its accessory building.
- 3.14.0.7 Persons employed within the dwelling in the home based businesses shall be full time residents of the dwelling. Council may, in its approval, provide for up to two other persons employed by the home based business where such persons are employed to work off-site.
- 3.14.0.8 No more than 25 percent (25%) of the gross floor area of the principal building shall be used for the home based business.

- 3.14.0.9 The discretionary use approval for a home based business shall cease to be valid when the operation ceases in accordance with section 2.7.3 – Validity of Discretionary Use Approvals, or where the operator relocates to another site. A new discretionary use approval is required before the home based business may restart operation.
- 3.14.0.10 No home based business in this district shall operate any business that could negatively affect the environment or the recreational nature of the community;
- 3.14.0.11 The following uses shall not be allowed as home based businesses; whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:
1. Businesses utilizing large power tools and machinery, or businesses involved in the mass production of similar items or products.
 2. Restaurants or tea rooms.
 3. Health or fitness clubs.
 4. Headquarters of base of operations of a trucking, delivery, or towing operation.
 5. Hotels and hospitals.
 6. Laundry services.
 7. Motion picture or recording studios.
 8. The painting, repairing, refitting, cleaning, refurbishing, or selling of motor vehicles or machinery.
 9. Rental services.
 10. Upholstery services.
 11. Veterinary services, boarding, grooming or care of animals.
 12. Welding or metal works.
- 3.14.0.12 Where allowed as a discretionary use, a home based business may be located in a dwelling used as the owner’s residence, or in a building accessory to the dwelling.
- 3.14.0.13 A home based business shall not create any conflict in terms of emission of noise, glare, dust, odour, radio interference, traffic congestion (vehicular or pedestrian) or disturbance between the hours of 10 p.m. and 7 a.m. that would be disruptive to the surrounding residential uses.
- 3.14.0.14 Council may apply special standards in the issuing of a development permit limiting the size of the operation, and buildings used for the operation, as well as any other size, height or safety restrictions necessary to protect the area from the possible risks posed by a home based

business. Any increase in the operation or major change to the operation will require a new development permit.

- 3.14.0.15 Council may apply special standards in the issuing of a development permit such as screening storage areas, fencing in yards, landscaping to hide from certain features or regarding the placement of signs in order to ensure the aesthetic quality of the residential neighbourhood.

3.15 Community Service Development

3.15.0.1 In Residential Districts:

1. The development will be accessible from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas, on corner parcels, and at the periphery of the neighbourhood. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood.
2. The development will be of a size and operation intended to serve the neighbourhood where it is located.
3. The developer of the institution may be required to provide a fence or other buffer to an abutting residential use. All fences must comply with section 4.1.1 – Fencing.
4. Significant institutional uses will be encouraged to seek sites in or abutting Residential Districts.
5. The Developer may be required to provide additional parking if Council believes the developer will cause traffic congestion or a lack of on-street parking in the neighbourhood.
6. May not be permitted:
 - a) If the institution creates unsafe conditions for surrounding land uses.
 - b) Creates traffic congestion.
 - c) Inadequate on-site parking.
7. Hospitals or health care facilities:
 - a) Shall be located in an area where they will be accessible by emergency vehicles in a timely manner that will not endanger the public.
 - b) Shall not be located immediately adjacent to an industrial district.
 - c) Should be located near assisted living establishments, special care homes and senior citizens' housing if possible.

3.15.1 Day Care Centres

- 3.15.1.1 Must be located in areas not adjacent to any provincial highway for the purpose of safety.

- 3.15.1.2 Be within a walkable distance of 400 metres (1,312.34 feet) through safe pedestrian routes to a public park or municipal reserve so that children may access these amenities.
- 3.15.1.3 Shall be sufficiently set back from busy vehicle and highway traffic.
- 3.15.1.4 Shall not be in an area where industrial or commercial pollution will be a risk to children.
- 3.15.1.5 **Shall not be located within a Mobile Home.**

3.15.2 Community Buildings, Private Clubs, and Lodges

- 3.15.2.1 Community buildings, private clubs and lodges should be located adjacent to commercial districts in order to promote their visibility to the community.
- 3.15.2.2 Community buildings should be located in areas that are easily accessible by pedestrian traffic.

3.16 Campgrounds and Tourist Camps

- 3.16.0.1 The applicant for a Development Permit for a campground and tourist camps shall provide the Development Officer with a site plan, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions.
 - 1. All applications for a development permit shall provide the Development Officer with a site plan completed by a Saskatchewan Land Surveyor of the proposed seasonal campground.
- 3.16.0.2 A Development Permit for campgrounds and tourist camps shall be required for the:
 - 1. Addition or rearrangement of sites.
 - 2. Construction or moving of buildings.
 - 3. Change in use of portions of land.
 - 5. Filling or clearing of land.
- 3.16.0.3 A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres (14.8 feet) in width, which shall contain no buildings.
- 3.16.0.4 A site for each recreation vehicle (RV) and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- 3.16.0.5 Each RV site shall have a minimum area of 150.0 sq. metres (1,614.6 sq. feet).
- 3.16.0.6 No portion of any campsite shall be located within an internal roadway or required buffer area.
- 3.16.0.7 Each campsite shall have a direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.

- 3.16.0.8 Each RV shall be located at least 4.5 metres (14.8 feet) from any other RV and each campsite shall have dimensions, location and orientation sufficient to allow for such location of RVs.
- 3.16.0.9 The space provided for roadways within a campground or tourist camp shall be at least 7.5 metres (24.6 feet) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 3.16.0.10 A campground or tourist camp may include, as an accessory use, laundry facilities or convenience store designed to meet the needs of occupants of the sites and a single caretaker's unit.
1. Laundry facilities will be of a temporary nature and no larger than 18.6 m² (61 ft²).
- 3.16.0.11 No recreation vehicle shall be stored on any campsite when the campground is not open.
- 3.16.0.12 The Public Health Act and regulations passed there under shall be complied with in respect of all operations and development of campgrounds and tourist camps.
- 3.16.0.13 Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained.
- 3.16.0.14 Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site, included on the site plan drafted by the Saskatchewan Land Surveyor, and appropriately located and screened or landscaped to avoid any adverse visual impact from the road and within the development.

3.17 Grading and Levelling of a Site

- 3.17.0.1 The finished grade of any lot, measured at the front wall of the principal building shall not be more than 0.6 metres (1.97 feet), or less than 0.4 metres (1.31 feet) above the finished grade of the abutting street, directly in the front of the lot.
- 3.17.0.2 Any site proposed for development shall be graded and levelled at the developers or owner's expense as is necessary to provide for adequate surface drainage.
- 3.17.0.3 Grading, leveling or placement of fill shall be located entirely within the boundaries of the site.
- 3.17.0.4 Fill must be placed so that natural drainage courses, ditches, and culverts are not blocked or diverted, and does not cause off-site adverse effects to neighbouring properties.
- 3.17.0.5 Fill placed on a site must be compacted sufficiently to ensure that the finished grade level does not sink below specified safe building elevations.
- 3.17.0.6 Failure to perform reasonable measures to prevent erosion of fill material into water bodies or water courses is in violation of this bylaw and is subject to section 3.10 – Enforcement, Offences and Penalties. Persons found in violation will be subject to a penalty that reflects the recovery cost of the municipality to perform site remediation and treatment.

3.18 Landscaping

- 3.18.0.1 Council may include approval conditions for development permits that require additional landscaping, xeriscaping, or visual screening within any district to maintain Glaslyn’s visual aesthetics.
- 3.18.0.2 Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in health, vigorous conditions at all times.
- 3.18.0.3 No person shall plant, cut or remove any tree located on municipal property, without first having obtained the written consent of the Village Administrator or Council.
- 3.18.0.4 In Residential Districts:
1. Council may issue a development permit which provides for the cutting or removal of trees where:
 - a) The removal is, in their opinion, necessary to provide access to the site, required off-street parking, or access thereto in conjunction with a permitted use on the site.
 - b) The trees are located within 2.0 metres (6.56 feet) of an existing building.
 - c) The trees are, in their opinion, dead, dying, severely diseased, or damaged so as to pose a safety hazard.
 - d) The trees are too close together to allow 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 (a).
 - e) The tree removal is part of a fire-safe fuel reduction plan approved by Council.
 2. Council or the Development Officer may allow the removal of dead trees, the cutting of trees severely damaged by weather, the normal pruning and maintenance of trees, or the maintenance of trees interfering with public utilities within any area of the municipality.

3.19 Off-Street Parking and Loading Regulations

- 3.19.0.1 The following off-street parking and off-street loading provisions should be reviewed for applicability.
- 3.19.0.2 No person within any zoning district shall erect, enlarge, substantially alter, or extend any building permitted under this zoning bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with the development.

- 3.19.0.3 When the intensity of use of any building or use is increased by the addition of dwelling units, floor area, seating capacity or other unit of measurement, that specifically affects the requirements for parking and loading facilities, the number of parking and loading spaces shall be increased by the additional number of spaces required by this Bylaw.
- 3.19.0.4 Whenever the use of a building is changed, the parking and loading spaces shall be provided as required for the new use. However, if the building was erected prior to the effective date of this Bylaw, additional parking and loading spaces are required to attain the requirements for the new use.
- 3.19.0.5 Any conforming or legal non-conforming building or use in existence on the effective date of this Zoning Bylaw, that is damaged by, fire, collapse, explosion, or other causes, affecting 75% or more of its original value above its foundation, that is reconstructed, repaired or re-established, shall provide off-street parking and loading facilities in accordance with this Bylaw.
- 3.19.0.6 Off-street parking shall be provided in accordance with the Exhibit 3: Parking Schedule above, and associated regulations. Except where specifically noted, all floor areas represent gross floor areas. One space is required for each rate unit or part of a unit. For shopping centres the rate required applies to the entire shopping centre including restaurants or offices.
- 3.19.0.7 Required off-street parking spaces in any Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 metres (492 feet) of the principal building or use, provided such spaces are located within a Commercial or Industrial District.

Exhibit 3: Parking Schedule

Land Use	Parking Spaces Required (minimum)	Additional Parking Spaces Required
Residential		
single detached dwelling	1 space	
semi-detached dwelling, attached dwelling, duplex dwelling, mobile or modular home.....	1 per dwelling unit	
multiple unit dwelling	1 per dwelling unit	
multiple unit dwelling for senior citizens	1 per 4 dwelling units	
bed-and-breakfast facility	1 space.....	1 per guest room
Institutional		
personal care home	1 space.....	1 per 5 client residents
special care home	1 per 4 client beds	
hospital.....	1 per 2 beds	
elementary school.....	1 per classroom	
high school and collegiate	4 per classroom	
community centre, auditorium, theatre, private club, places of worship	1 per 10 fixed seats, OR 1 per 25 m ² (269.1 ft. ²) of space for movable seating	
library, cultural institution.....	1 per 20 fixed seating, OR 1 per 50 m ² (538.2 ft. ²) for movable seating.	

Commercial		
retail stores.....	1 per 18 m ² (193.75 ft. ²)	
shopping centers.....	1 per 30 m ² (322.92 ft. ²)	
offices.....	1 per 50 m ² (538.2 ft. ²)	
cafe, restaurant.....	1 per 4 patron seats, OR 1 per 10 m ² (430.56 ft. ²) patron space if seating not fixed.	
lounge, beverage room, night club.....	1 per 4 patron seats, OR 1 per 10 m ² (107.64 ft. ²) patron space if seating not fixed.	
hotel or motel.....	1 per guest room or motel unit.	
bingo hall or auction house	1 per 4 patron seats,	
bowling alley	2 per lane	
billiard hall.....	1 per table.....	1 per 4 patron seats
lumber yard, home improvement centre	1 per 50 m ² (538.2 ft. ²)	
Industrial		
manufacturing and processing plants	1 per 46 m ² (495.14 ft. ²)	
warehouse (restricted access).....	1 per 100 m ² (1076.39 ft. ²)	
dairy depots.....	1 per 50 m ² (538.2 ft. ²)	
Recreational		
ice rink, curling rink, arena	2 per sheet of ice, or playing field.....	1 per 10 fixed seats
gymnasium, tennis court (indoor)	2 per court plus.....	1 per 10 fixed seats
fitness center	1 per 30 m ² (322.92 ft. ²)	
All others		
day care centres	1 per 30 m² (322.92 ft.²)	1 per 5 clients, and, 1 per employee

3.19.0.8 In Residential Districts, off-street parking spaces and the principal use shall be provided on the same site.

3.19.0.9 In any Industrial or Commercial Districts, where the use of a building or site involves the receipt, distribution or dispatch of materials, goods or merchandise from vehicles, adequate space for such vehicles to stand during loading or unloading shall be provided on the site in conformity with the following schedule:

Exhibit 4: Off-Street Loading Space Schedule

Gross Floor Area	Loading Spaces Required (minimum)
100 m ² (1076.39 ft. ²) to 1,500 m ² (16,145.87 ft. ²)	1
1,501 m ² (16,156.63 ft. ²) to 3,000 m ² (32,291.73 ft. ²)	2
Over 3000 m ² (32,291.73 ft. ²)	2, plus 1 for each 6000 m ² (64,583.46 ft. ²) (or part thereof) over 3000 m ² .

- 3.19.0.10 All off-street loading spaces shall be located on, or adjacent to, the site and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.
- 3.19.0.11 Any and all off-street loading requirements may be waived for a development in a **C1** – Commercial Core District.
- 3.19.0.12 Where necessary off-street parking space is provided on a parcel that is separate from the principal use, an agreement between the Municipality and the owner of the site of the parking location shall be recorded in the Village Office. The agreement shall bind the owner and his heirs and successors to restricting the use of the agreed site for the purposes of off-street parking so long as the main use or building for which the parking is provided exists; and an interest based on the agreement shall be registered against the titles on behalf of the Municipality.
- 3.19.0.13 Council may waive any and all parking requirements for a development in the **C1** – Commercial Core District if they believe that the development will be beneficial to the Village or the development will have enough on street parking to serve the development.

3.19.1 Payment of Cash-in-Lieu of Required Off-Street Parking

- 3.19.1.1 Pursuant to The Act, 2007 the Development Officer may exempt any person who is required to provide off-street parking in a Commercial District from providing those spaces, where, instead, he pays or contracts to pay the Municipality the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required, by the average current market value of 25.0 sq. metres (269.10 sq. feet) of land in the area and zone of the development, as calculated by the Development Officer, or by an independent land appraiser if requested and paid for by the applicant.
- 3.19.1.2 The Development Officer shall record the number of spaces paid for with the parcel records and shall consider those spaces as provided with respect to that parcel. Where a development on that parcel requires a greater number of spaces than provided on the site either by cash-in lieu or by actual spaces on the site, only the additional spaces will be required.
- 3.19.1.3 Cash-in-lieu received for off-street parking spaces will not be refunded where the intensity is decreased or the use is changed, requiring less off-street parking spaces. The spaces will continue to be considered as provided with respect to the parcel.
- 3.19.1.4 A person who pays, or contacts in writing to pay the required cash-in-lieu of providing off-street parking facilities associated with a development shall be deemed to have met the off-street parking regulations for that development.
- 3.19.1.5 All such sums of monies shall be paid to the Municipality prior to the issuance of a development permit and any building permit.
- 3.19.1.6 All such sums shall be placed in an account of the Municipality used to provide public parking spaces.

3.20 Public Utilities, Public Works and Facilities of the Municipality

3.20.0.1 Public works and municipal facilities, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.

3.20.1 Satellite Dish, Radio Tower or Television Antenna for Personal Use

3.20.1.1 The installation and operation of a free standing satellite dish, radio tower or television antenna and its supporting structure intended for personal use is permitted in all zoning districts provided that such structures are not located in any front yard or in the case of a corner site, in any portion of the side or rear yard which is within 3.0 metres (9.85 feet) of the side site line adjacent to a street.

3.20.2 Water Supply and Waste Disposal

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

3.20.2.2 Where available, every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system at the owner's expense.

3.20.2.3 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary (i.e., designation of Municipal or Environmental Reserve) to protect the municipal interest in the existing and future improvements to the road.

3.20.2.4 All principal buildings constructed or moved onto a site located within the municipal boundary shall be serviced by the municipal water distribution system.

3.20.2.5 All principal buildings constructed or moved onto a site located within the municipal boundary shall be serviced by the municipal sewer collection system.

3.20.3 Solid or Liquid Waste Facilities

3.20.3.1 Final locations shall be chosen in consultation with the Water Security Agency.

3.20.3.2 Solid or liquid waste facilities will not be approved within 600 metres (1,968.5 feet) of any hospital, school, residence or assisted living facility/care home shall require the approval of Council.

3.20.4 Oil and Gas Development

3.20.4.1 All active and future oil and gas development shall conform to the Oil and Gas Conservation Regulations, 2012, as amended.

- 3.20.4.2 Where municipal approval is required for a proposed development, consideration shall be given to identify conditions, to address mitigation of impacts and to assess the ability of natural landscapes to support reclamation efforts on a sustainable basis.
- 3.20.4.3 No development shall occur within 25 metres of an abandoned well except for the following:
1. Parks, recreation and open areas shall be designated within **R1** – Residential Districts, and **MH** – Mobile Home Districts.
 2. Parking lots within **C1** – Commercial Core Districts, **C2** – Highway Commercial Districts, and **M** – Industrial Districts.
 3. Either parks, recreation and open areas, or parking lots within **UH** – Urban Holdings Districts.

3.21 Service Station and Gas Bars

- 3.21.0.1 Fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6.0 metres (19.68 feet) from any street or other property boundary.
- 3.21.0.2 All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.
- 3.21.0.3 All business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator.
- 3.21.0.4 The Development Officer may specify in the issuing of a development permit, as a special condition of the development permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting streets or lanes.
- 3.21.0.5 **Council may require the submission of a reclamation plan, emergency measures plan prior to rendering a decision on the application.**

3.21.1 Above Ground Fuel Storage Tanks

- 3.21.1.1 Above-ground fuel storage tanks shall be:
1. Above ground fuel storage tanks associated with a gas bar or service station shall be:
 - a) Located at least 6.0 metres (19.7 feet) from any property line or building;
 - b) At least 15.0 metres (49.2 feet) from the boundary of any site within a Residential District.
 - c) Notwithstanding (b) below, above ground fuel storage tanks associated with a gas bar or service station shall be located at least 6.0 metres from any property line, at least 7.5 metres (24.6 feet) from any open flame or other ignition source, and at least 4.5 metres (14.8 feet) from any door or window.

2. The dispensing equipment associated with above-ground fuel storage tanks shall be located at least three (3) metres (9.8 feet) from any property line, at least 7.5 metres (24.6 feet) from any open flame or other ignition source, and at least 4.5 metres (14.8 feet) from any door or window.
3. Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
4. Applicants must demonstrate to Council fuel containment measures through a written reclamation and/or emergency measures plan.

3.22 Signs

- 3.22.0.1 No sign can be built in a way that it contravenes this bylaw or any part of the Official Community Plan of the Village of Glaslyn.
- 3.22.0.2 **Billboards are prohibited within all zoning districts.**
- 3.22.0.3 In Commercial and Industrial Districts:
 1. No more than two (2) signs (excluding directional and informational signs) are permitted per lot.
 2. No sign shall have a facial area in excess of 5.5 square metres (59.2 square feet). Each sign may be double faced.
 3. The maximum height of any surface sign shall be 6.0 metres (19.7 feet) above ground surface.
- 3.22.0.4 All other zoning districts:
 1. No more than one permanent sign is permitted on the lot except one additional sign is permitted for a home based business.
 2. Additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the lot are permitted.
 3. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
 4. No sign shall be located within a sight triangle as defined in this bylaw.
 5. Council may waive any and all sign requirements for:
 - a) Signs of the Village or maintained by the Village.
 - b) Signs of any non-profit community group of the Village of Glaslyn or surrounding area.

3.23 Storage

3.23.0.1 In Residential Districts:

1. No front yards shall be used for outdoor storage of anything other than one (1) motor vehicle, boat, recreational vehicle or trailer.

3.23.0.2 In Commercial and Industrial Districts:

1. Storage shall not be allowed in the yards of any commercial or industrial site unless it is screened in a way that it is not visible from any of the following:
 - a) Provincial highway.
 - b) Any adjacent residential lot.
 - c) Any part of the **C1** – Commercial Core District.
 - d) Any park or area frequented by children where, in Council's opinion, the items being stored could pose a potential threat to children either directly or indirectly.
2. Outside storage may be limited as outlined in these districts for a specific use, or it may be regulated if Council believes it will have a negative effect on the aesthetics of the Village.

3.23.1 Vehicle Storage, Recreational Vehicles (RV's) and Boats

3.23.1.1 In Industrial Districts:

1. Access to sites meant to house trucks will be off of the designated routes for trucks and heavy vehicles.

3.23.1.2 In Residential Districts:

1. Outdoor storage of one partially dismantled, or inoperative motor vehicle is prohibited.
2. **No septic haul trucks, or hazardous material transport trucks, highway or semi-truck traffic shall be parked or stored on site, or in the driveway.**
3. A maximum of one (1) recreation vehicle may be stored on a site in the driveway with an existing, permanent dwelling. The recreation vehicle may be occupied 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) It only being occupied when the principal dwelling is occupied.
 - c) The period of occupation not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the site for a period of seven (7) days.
 - d) 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 on the residential site.

- 3.23.1.3 No commercial vehicle shall be parked or stored on a site other than the following:
1. A maximum of one (1) commercial vehicle, excluding septic haul trucks, and hazardous material transport trucks not exceeding 20 tonne gross vehicle weight.
 2. Commercial vehicles required for construction, repair, servicing or maintenance on the site.

3.23.2 Portable Garage and Shelter

- 3.23.2.1 All portable garages and shelters will be considered an Accessory Use in Residential and Industrial Districts for the purposes of this zoning bylaw and require a Development Permit prior to construction or placement, unless otherwise exempt as stipulated in section 2.1 – Application for a Development Permit.
- 3.23.2.2 Membrane covered sheds or garages of any size or any accessory building with a membrane roof are prohibited.
- 3.23.2.3 All portable garages and shelters are subject to section 3.1 – Accessory Uses, Buildings, and Structures and must conform to the following:
1. The shape and size of the lot shall be adequate to accommodate the proposed portable garage and shelter.
 2. Portable garages shall not be located in the front or side yards.
 3. Portable garages shall not exceed a height of 4.5 metres (14.8 feet).
 4. Portable garages shall not exceed an area of 27 m² (290.6 ft²) in the Residential Districts.
 5. The approval will not negatively impact surrounding uses.
 6. Portable garages and shelters shall be adequately anchored.
 7. The portable garage and shelter will not be electrically wired or heated.

Exhibit 5: Portable Garage and Shelter Size

Districts	Maximum Overall Height	Maximum Size
R1 - Residential	4.5 m (14.8 feet)	27 m ² (290.6 ft. ²)
M - Industrial	6.4 m (21 feet)	66.9 m ² (720.1 ft. ²)

3.23.3 Storage Containers (Sea Cans)

- 3.23.3.1 Shipping containers shall be prohibited in all zoning districts with the exception as accessory storage uses within the **C2** – Highway Commercial District with adequate screening and the **M** – Industrial District, and **M2** – Low Service Industrial District.

-
- 3.23.3.2 In **C2** – Highway Commercial Districts where shipping containers are permitted, the container shall be required to be placed in the rear of the lot behind the principal building and adequately screened from public view.
- 3.23.3.3 Shipping Containers shall abide by all zoning district setback regulations for accessory structures and uses.
- 3.23.3.4 Notwithstanding subsection (1), a shipping container for storage use may be temporarily placed on a site in any district under the following conditions:
1. During construction on a site when the shipping container is utilized solely for the storage of supplies and equipment that are used on site, provided that a valid development permit has been issued for the temporary structure on that site.
 2. The shipping container must be removed from the site upon completion of construction.
 3. It must be removed from the site upon completion of construction within a maximum of six (6) months from the Notice of Decision date.
- 3.23.3.5 **Shall be one uniform colour, and shall be sided of a similar material as the principal building.**

4.0 Zoning Districts and Zoning Map

4.1 Classification of Zoning Districts

4.1.0.1 For the purpose of this zoning bylaw, the Village of Glaslyn is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map." Such zoning districts may be referred to by the appropriate symbol, as shown in Exhibit 6.

Exhibit 6: Zoning Districts

District	Symbol
Residential	R1
Mobile Home	MH
Commercial Core	C1
Highway Commercial	C2
Industrial	M1
Low-Service Industrial	M2
Urban Holdings	UH

4.2 The Zoning District Map

4.2.0.1 The Zoning District Map accompanies and forms part of this Bylaw and is referred to in this Bylaw adopted by the Village of Glaslyn signed by the Mayor and Village Administrator under the seal of the Village.

4.3 Boundaries of Zoning Districts

4.3.0.1 The boundaries of the zoning districts referred to in this zoning bylaw, together with an explanatory legend, notations and reference to this zoning bylaw, are shown on the map entitled, Zoning District Map.

4.3.0.2 Unless otherwise shown, the boundaries of zoning districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

4.3.0.3 Where a boundary of a zoning district crosses a parcel, the boundaries of the zoning districts shall be determined by the use of the scale shown on the map.

4.3.0.4 Where the boundary of a zoning district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the zoning district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the zoning bylaw.

4.4 Zoning District Schedules

4.4.0.1 The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules in this bylaw.

4.4.0.2 Any site that does not conform to the specific district site sizes or frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this Bylaw.

5.0 R1 – Residential District

5.1 Purpose

5.1.0.1 This district will provide sites for low-density residential development and additional uses compatible with residential development. This district will also allow for denser residential development in situations where it is needed to serve the community and will be open to different housing types in order to support a variety of residents. Different options may be entertained, including but not limited to, bare land condominiums, apartment buildings, group homes, and other residential options.

5.2 Permitted Uses

5.2.1 Residential uses:

1. semi-detached dwelling
2. single detached dwelling

5.2.2 Community service uses:

1. cemeteries
2. community buildings, private clubs and lodges
3. libraries
4. municipal facilities
5. parks and playgrounds
6. public utilities (excluding offices, warehouses, sewage lagoons and storage yards)
7. schools and educational institutions
8. health clinics

5.2.3 Accessory uses

1. accessory buildings (i.e., private garages, sheds, etc.)
2. deck/porch
3. family care home
4. fences or hedges

5.3 Discretionary Uses

5.3.1 Residential uses:

1. bed and breakfast operations
2. duplex dwelling units
3. family care homes
4. garage and garden suites
5. higher density housing, townhouses
6. housing groups

7. modular homes
8. RTM housing, constructed off-site
9. residential care homes
10. senior's assisted living facilities
11. special care homes

5.3.2 Commercial uses:

1. confectionaries
2. drug stores
3. home based businesses
4. hotels and motels
5. personal service shops

5.3.3 Community service uses:

1. hospitals or health care facilities, assisted living facilities, nursing homes
2. places of worship, religious institutions
3. public or private daycare centres
4. social clubs
5. telecommunication towers

5.4 Prohibited Uses:

1. **Billboards**
2. **Bunkhouses**
3. **Mobile Homes**

5.5 Regulations

5.5.1 Parking:

- 5.5.1.1 Parking requirements subject to regulations stipulated in section 4.19 – Off-Street Parking and Loading Regulations.

5.5.2 Fences:

- 5.5.2.1 Subject to regulations stipulated within subsection 3.1.1 – Fencing.
- 5.5.2.2 Will not require the submission of a development permit.
- 5.5.2.3 **Shall be no higher than 1.0 metre (3.3 feet) in the front yard setback distances, all other height maximum shall be 2.5 metres (8.2 feet).**

5.5.3 Basements

- 5.5.3.1 The height of a basement, measured between floor and ceiling surfaces, shall not be less than 2.3 metres (7.5 feet).

5.5.3.2 The height of the basement shall not exceed 1.2 metres (4.0 feet) above the grade level of the front property line abutting a roadway.

5.5.3.3 For the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not:

1. Exceed an area of 14.0 sq. metres (150.7 sq. feet).
2. Extend more than 3.0 metres (9.8 feet) from the building.
3. Exceed a width of 4.5 metres (14.8 feet) along the wall.
4. Extend more than 0.75 metres (2.5 feet) into the required side yard.

5.5.3.4 For the purpose of providing light to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination of a basement, if the window wells do not:

1. Extend more than 0.9 metres (3.0 feet) from the building.
2. Extend more than 0.75 metres (2.5 feet) into the required side yards.
3. Exceed in length 25 percent (25%) of the length of the wall.

5.5.4 Decks:

5.5.4.1 Uncovered decks shall be a minimum of 1.5 metres (5.0) from side and rear property lines.

5.5.4.2 Uncovered decks shall be permitted to have a front yard encroachment of 1.5 metres (5.0 feet).

5.5.4.3 Covered decks shall abide by the attached structure.

5.5.5 Site requirements:

Exhibit 7: Minimum R1 – Residential Site Location and Dimensions

Use	Minimum			Maximum Parcel Area
	Frontage	Depth	Parcel Area	
Residential Without Lane				
Single detached dwellings, modular homes, residential care home	15 m (49.2 ft.)	30 m (98.4 ft.)	550 m ² (5,920.2 ft. ²)	2,023.4 ft. ² (0.50 ac.)
Semi-detached or duplex dwelling (per dwelling)	6 m (19.7 ft.)	30 m (98.4 ft.)	225 m ² (2,421.9 ft. ²)	
Higher density complexes	23 m (75.5 ft.)	30 m (98.4 ft.)	603 m ² (2,421.9 ft. ²)	2,832.8 ft. ² (0.70 ac.)
Four-plexes, townhouses	6 m (19.7 ft.)	6 m (19.7 ft.)	225 m ² (2,421.9 ft. ²)	
Residential With Lane				
Single detached dwellings, modular homes, residential care home	12 m (39.3 ft.)	30 m (93.4 ft.)	450 m ² (4,843.8 ft. ²)	2,023.4 ft. ² (0.50 ac.)
Semi-detached or duplex dwelling (per dwelling)	7.5 m (24.6 ft.)	30 m (93.4 ft.)	225 m ² (2,421.9 ft. ²)	
Four-plexes, townhouses	6 m (19.7 ft.)	6 m (19.7 ft.)	225 m ² (2,421.9 ft. ²)	2,832.8 ft. ² (0.70 ac.)
Community Services	30 m (93.4 ft.)	30 m (93.4 ft.)	900 m ² (9,687.5 ft. ²)	-
Recreational and public uses	No requirements			
Commercial uses (excluding home based business)	30 m (93.4 ft.)	30 m (93.4 ft.)	900 m ² (9,687.5 ft. ²)	-

5.5.6 Required yards:

Exhibit 8: Minimum R1 – Residential Required Yard Dimensions

Use	Minimum Setbacks				Maximum Site Coverage	Building Floor Area
	Front Yard	Side Yard (abutting street)	Side Yard (other)	Rear Yard		
Residential						
Single detached dwelling	6 m* (20 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	6 m (20 ft.)	30%	74.3 m² (800.0 ft.²) minimum
Semi-detached, duplex, row housing	6 m* (20 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	6 m (20 ft.)	30%	41.8 m² (450.0ft.²) minimum/unit
Higher density complexes	6 m* (20 ft.)	3.5 m (11.5 ft.) <u>OR</u> ½ the average wall height		6 m (20 ft.)	70%	46.5 m² (500.0 ft.²) minimum/unit
Accessory buildings, swimming pools	6 m (20 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	40%	9.3 m² (100.0 ft.²) minimum
Garage opening unto rear lane	6 m (20 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	3 m (9.8 ft.)	40%	-
Garages opening onto front yard	6 m* (20 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	40%	-
Uncovered deck	4.6 m (15 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	40%	-
Community Services	6 m (19.7 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)	6 m (19.7 ft.)	-	-
Recreational and public uses	No requirements					
Commercial uses	6 m (19.7 ft.)	6 m (19.7 ft.)	3 m (9.8 ft.)	6 m (19.7 ft.)	-	300 m² (3,229.2 ft.²) maximum

Note: The limit to commercial uses applies to the sum of all commercial uses on the parcel.

*Front setback distance applies, unless existing site line which requires setback to equal surrounding development.

5.6 Specific Development Standards and Criteria for Discretionary Uses

5.6.1 Residential uses:

5.6.1.1 Bed and breakfast operations:

1. Subject to regulations stipulated in subsection 3.13 – Bed and Breakfast Operations.
2. Bed and breakfast operations are considered compatible with residential development provided the sites are of an adequate size to accommodate on-site parking and separation from adjacent dwellings.
3. Applications shall provide a floor plan, and identify which rooms will be used for rental purposes.
4. An alteration of the number of rooms applied shall require a new development permit application.

5.6.1.2 Duplex dwelling units:

1. Subject to regulations stipulated in subsection 3.9 – Higher Density Housing.

2. Shall provide a minimum of one (1) on-site parking space per unit.

5.6.1.3 Family care homes:

1. Subject to regulations stipulated in subsection 3.12.2 – Family Care Homes.
2. Maximum number of client residents shall not exceed five (5) persons.

5.6.1.4 Garage and garden suites:

1. Garden Suites must meet all the requirements of section 3.9.5 – Garage and Garden Suites, and Bunkhouses, as well as all the requirements of Exhibit 9 shown below.
2. The granting of a permit for any of these secondary dwelling units shall not be construed, in any way, as consent or approval for a future subdivision.

Exhibit 9: Garage and Garden Suite, and Bunkhouse Requirements in a R1 - Residential District

Restriction	Regulation
Maximum height	
Garden Suite	4.5 m (14.76 ft.) and one storey
Garage Suite	9.0 m (29.52 ft.) from grade to peak.
Parking	One (1) additional on-site parking space per unit.
Permitted location	In the rear yard only
Minimum setback	
From a Side Lot Line:	Same as principal building
From a Rear Lot Line:	Same as accessory buildings in the district
Maximum lot coverage	30% of the area of the rear yard 70% of total lot with principal building
Minimum distance between buildings	1.5 m (4.92 ft.)
Driveways	no driveway, other than the one already on the lot prior to the installation of the garden suite is permitted
Maximum floor area	65% of the gross floor area of the principal building on the lot, AND, cannot exceed maximum size of attached accessory building.
Windows	Shall not face adjacent residential properties.
Maximum density	One (1) additional dwelling unit allowed per lot.

5.6.1.5 Higher density housing, townhouses:

1. Minimum site size required, except for any complex proposing over three (3) units shall be required to increase the proposed site area by 90.0 sq. m. (968.8 sq. ft.) per unit.
2. Subject to regulations stipulated in section 3.9 – Higher Density Housing.
3. One (1) off-street parking required on-site per dwelling unit within complex.
4. All parking stalls to be located within the rear yard, and may be incorporated into rear setback requirements.
5. On-site signage required showing names, unit number, and addresses of occupants.

6. Development permit applications shall include current photographs or draft sketches of the structure as is at the time of application.
7. Applications will be required to demonstrate the construction of the complex shall not cause adverse effects to any of the following items:
 - a) Surrounding residential neighbourhood;
 - b) Increased traffic and pedestrian safety;
 - c) Drainage patterns or pathways;
 - d) Any municipal property, park or beach;
 - e) Public safety.

5.6.1.6 Housing groups:

1. Subject to regulations stipulated in subsection 3.9.3 – Housing Groups (Row Houses, Townhouses).
2. One (1) off-street parking required on-site per dwelling unit within complex.
3. All parking stalls to be located within the rear yard, and may be incorporated into rear setback requirements.

5.6.1.7 Modular homes:

1. Subject to regulations stipulated in section 3.10 – Modular and Mobile Homes.
2. Shall comply with regulations required for single-detached dwelling units.
3. Development permit applications shall include current photographs of the structure as is at the time of application.
4. Only one (1) mobile or modular home will be permitted on any single lot or parcel at any time.

5.6.1.8 RTM housing, constructed off-site:

1. Subject to regulations stipulated in section 3.11 – Ready-to-Move (RTM) Housing.
2. Preference shall be given to RTM applications where the manufacture date is within 10-years of the application date.
3. Development permit applications shall include current photographs or draft sketches of the structure.

5.6.1.9 Residential care homes and senior’s assisted living facilities:

1. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
2. Maximum number of client residents shall not exceed five (5) persons.
3. Access to alternative forms of transportation to promote active living shall be encouraged.

5.6.1.10 Special care homes:

1. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
2. Shall be located within 61 metres (200 feet) from recreational facilities, parks, walking trails, or open spaces.
3. Shall not be located within 15 metres (50 feet) from a provincial highway.
4. Access to alternative forms of transportation to promote active living shall be encouraged.

5.6.2 Commercial uses:

5.6.2.1 Confectionaries, drug stores, and personal service shops:

1. Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
2. Encouraged to be located on larger lot sizes, on corner lots, and located on the periphery of residential districts.
3. Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
4. Shall only be allowed in areas adjacent to any provincial highway or commercial district.
5. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
6. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.

5.6.2.2 Home based businesses:

1. Subject to regulations stipulated in section 3.14 – Home Based Businesses.
2. A business or professional sign on the premises which is permitted shall not exceed 1.0 sq. ft. in facial area.
3. No outside storage of materials or outside display shall be permitted.
4. Shall not include any use or operation which will cause or permit to create a nuisance by way of dust, noise, smoke or increased traffic.
5. Business shall be conducted in the principal or accessory building, but not both.

5.6.2.3 Hotels and motels:

1. Hotels and motels shall only be supported in residential areas when they are adjacent to a commercial district or a provincial highway.
2. Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
3. Encouraged to be located on larger lot sizes, on corner lots, and located on the periphery of residential districts.

4. Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
5. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
6. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.

5.6.3 Community service uses:

5.6.3.1 Hospitals or health care facilities:

1. Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
2. Encouraged to be located on larger lot sizes, on corner lots, and located on the periphery of residential districts.
3. Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
4. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
5. Shall be located within 61 metres (200 feet) from recreational facilities, parks, walking trails, or open spaces.
6. Shall not be located adjacent to an industrial zoning district.
7. Encouraged to be located nearby to existing assisted living facilities.
8. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.

5.6.3.2 Places of worship, religious institutions:

1. Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
2. Encouraged to be located on larger lot sizes, and on corner lots.
3. Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
4. Should be located adjacent to commercial districts or in areas adjacent to, or within 200 metres (656 feet) of an existing church or religious institution.
5. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
6. Access to alternative forms of transportation to promote active living shall be encouraged.

5.6.3.3 Public or private daycare centres:

1. Subject to regulations stipulated in section 3.15.1 – Day Care Centres.
2. Shall provide adequate staff parking.

3. Shall be located within 61 metres (200 feet) from recreational facilities, parks, walking trails, or open spaces.
4. Shall not be located within 15 metres (50 feet) from Highway 4 or Highway 3.

5.6.3.4 Social clubs

1. Subject to regulations stipulated in section 3.15.2 – Community Buildings, Private Clubs, and Lodges.
2. Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
3. Encouraged to be located on larger lot sizes, on corner lots, and located on the periphery of residential districts.
4. Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
5. Shall be located next to areas where they can use community assets such as the curling rink, golf course or parks;
6. Shall be required to prove, in a manner acceptable to council, that they will not unreasonably negatively affect the surrounding residential properties in the area.

6.0 MH – Mobile Home District

6.1 Purpose

6.1.0.1 The objective of the **MH** – Mobile Home District is to provide for specific areas within the municipality that permits mobile homes and other compatible development in specific areas with standards for such development.

6.2 Permitted Uses

6.2.1 Residential uses:

1. mobile and modular homes

6.2.2 Community service uses:

1. libraries
2. municipal facilities
3. parks and playgrounds
4. public utilities (excluding offices, warehouses, sewage lagoons and storage yards)
5. schools and educational institutions
6. sports fields

6.2.3 Accessory uses:

1. accessory buildings (i.e., private garages, sheds, etc.)
2. deck/porch
3. fences or hedges

6.3 Discretionary Uses

6.3.1 Residential uses:

1. family care homes
2. home based business
3. residential care homes
4. special care homes

6.3.2 Community service uses:

1. places of worship, religious institutions
2. public or private daycare centres
3. social clubs

6.4 Prohibited Uses

1. billboards
2. duplexes, four-plex dwellings

3. single detached, and semi-detached dwellings, RTM dwellings

6.5 Regulations

6.5.0.1 All mobile and modular homes are subject to regulations stipulated within section 3.10 – Modular and Mobile Homes.

6.5.1 Parking:

6.5.1.1 Parking requirements subject to regulations stipulated in section 3.19 – Off-Street Parking and Loading Regulations.

6.5.2 Basements

6.5.3.1 The height of a basement, measured between floor and ceiling surfaces, shall not be less than 2.3 metres (7.5 feet).

6.5.3.2 The height of the basement shall not exceed 1.2 metres (4.0 feet) above the grade level of the front property line abutting a roadway.

6.5.3.3 For the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not:

1. Exceed an area of 14.0 sq. metres (150.7 sq. feet).
2. Extend more than 3.0 metres (9.8 feet) from the building.
3. Exceed a width of 4.5 metres (14.8 feet) along the wall.
4. Extend more than 0.75 metres (2.5 feet) into the required side yard.

6.5.3.4 For the purpose of providing light to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination of a basement, if the window wells do not:

1. Extend more than 0.9 metres (3.0 feet) from the building.
2. Extend more than 0.75 metres (2.5 feet) into the required side yards.
3. Exceed in length 25 percent (25%) of the length of the wall.

6.5.3 Fences:

1. Subject to regulations stipulated within subsection 3.11 – Fencing.
2. Front yard maximum height: 1.0 metre (3.3 feet).
3. Side yard maximum height: 2.5 metres (8.2 feet).
4. Rear yard maximum height: 2.5 metres (8.2 feet).

6.5.4 Decks:

6.5.4.1 Uncovered decks shall be a minimum of 1.5 metres (5.0) from side and rear property lines.

- 6.5.4.2 Uncovered decks shall be permitted to have a front yard encroachment of 1.5 metres (5.0 feet).
- 6.5.4.3 Covered decks shall abide by the attached structure.
- 6.5.4.4 Total lot coverage cannot exceed 40%.

6.5.4 Site requirements:

Exhibit 10: Minimum MH – Mobile Home Site Location and Dimensions

Use	Minimum			Maximum Parcel Area
	Frontage	Depth	Parcel Area	
Residential				
Mobile homes, modular homes	15 m (49.2 ft.)	20 m (65.6 ft.)	350 m ² (3,767.4 ft. ²)	688 m ² (0.17 ac.)
Care homes	12 m (39.3 ft.)	30 m (93.4 ft.)	450 m ² (4,843.76 ft. ²)	
Community Service				
Place or worship, religious institutions	30 m (93.4 ft.)	30 m (93.4 ft.)	900 m ² (9,687.5 ft. ²)	-
Libraries, municipal facilities, public utilities	No requirements			
Schools and educational facilities	No requirements			
Commercial Uses				
Social clubs	15 m (49.2 feet)	20 m (65.6 feet)	450 m ² (4,843.8 ft. ²)	-

6.5.4 Required yards:

Exhibit 11: Minimum MH – Mobile Home Required Yard Dimensions

Use	Minimum Setbacks				Maximum Site Coverage	Building Floor Area
	Front Yard	Side Yard (abutting street)	Side Yard (other)	Rear Yard		
Residential						
Mobile and modular homes	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)	1.5 m (4.9 ft.)	7.5 m (24.6 ft.)	-	105 m ² (1,130.2 ft. ²) minimum
Accessory buildings	6.0 m (19.7 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	40%	9.3 m ² (100.0 ft. ²) minimum
Garage opening unto rear lane	6.0 m (19.7 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	3.0 m (9.8 ft.)	40%	-
Garages opening onto front yard	6.0 m (19.7 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	40%	-
Recreational, public uses, and community services						
No requirements						
Commercial uses	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)	7.5 m (24.6 ft.)	-	-

Note: The limit to commercial uses applies to the sum of all commercial uses on the parcel.

6.6 Specific Development Standards and Criteria for Discretionary Uses

6.6.1 Residential uses:

6.6.1.1 Bed and breakfast operations:

- 1) Subject to regulations stipulated in subsection 3.13 – Bed and Breakfast Operations.
- 2) Council may attach approval conditions that regulate the number of rooms available for the operation.
- 3) Bed and breakfast operations are considered compatible with residential development provided the sites are of an adequate size to accommodate on-site parking and separation from adjacent dwellings.

6.6.1.2 Family care homes:

- 1) Subject to regulations stipulated in subsection 3.12.2 – Family Care Homes.
- 2) Maximum number of client residents shall not exceed five (5) persons.

6.6.1.3. Residential care homes:

- 1) Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
- 2) Maximum number of client residents shall not exceed five (5) persons.
- 3) Access to alternative forms of transportation to promote active living shall be encouraged.

6.6.1.4. Special care homes:

- 1) Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
- 2) Shall be located within 61 metres (200 feet) from recreational facilities, parks, walking trails, or open spaces.
- 3) Shall not be located within 15 metres (50 feet) from Highway 4.
- 4) Access to alternative forms of transportation to promote active living shall be encouraged.

6.6.2 Community service uses:

6.6.2.1 Home based businesses:

- 1) Subject to regulations stipulated in section 5.14 – Home Based Businesses.
- 2) A business or professional sign on the premises which is permitted shall not exceed 1.0 sq. ft. in facial area.
- 3) No outside storage of materials or outside display shall be permitted.
- 4) Shall not include any use or operation which will cause or permit to create a nuisance by way of dust, noise, smoke or increased traffic.
- 5) Business shall be conducted in the principal or accessory building, but not both.

6.6.2.2 Places of worship, religious institutions:

- 1) Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
- 2) Encouraged to be located on larger lot sizes, and on corner lots.
- 3) Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
- 4) Should be located adjacent to commercial districts or in areas adjacent to, or within 200 metres (656 feet) of an existing church or religious institution.
- 5) Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
- 6) Access to alternative forms of transportation to promote active living shall be encouraged.

6.6.2.3 Public or private daycare centres:

- 1) Subject to regulations stipulated in section 3.15.1 – Day Care Centres.
- 2) Shall provide adequate staff parking.
- 3) Shall be located within 61 metres (200 feet) from recreational facilities, parks, walking trails, or open spaces.
- 4) Shall not be located within 15 metres (50 feet) from Highway 4 and Highway 3.

6.6.2.4 Social clubs:

- 1) Subject to regulations stipulated in section 3.15.2 – Community Buildings, Private Clubs, and Lodges.
- 2) Adequate access to major streets and transportation routes within and through the community, and will not cause adverse effects through residential zoning districts.
- 3) Encouraged to be located on larger lot sizes, on corner lots, and located on the periphery of residential districts.
- 4) Council may attach approval conditions regarding visual aesthetics, adequate screening, or mitigation measures to minimize noise, dust, glare, and other adverse effects.
- 5) Shall be located next to areas where they can use community assets such as the curling rink, golf course or parks;
- 6) Shall be required to prove, in a manner acceptable to council, that they will not unreasonably negatively affect the surrounding residential properties in the area.

7.0 C1 – Commercial Core District

7.1 Purpose

- 7.1.0.1 The objective of the **C1** – Commercial Core District is to provide for general commercial and other compatible development in specific areas, with standards for such development.

7.2 Permitted Uses

7.2.1 Commercial uses:

1. art galleries
2. bakeries with retail sales
3. banks, financial services, and business offices
4. bed-and-breakfast homes
5. bowling alleys, billiard halls and theatres
6. broadcasting media and commercial communications studios and offices
7. bus terminals
8. cafes, restaurants, drive-through restaurants, and lounges
9. commercial entertainment establishments and theaters
10. construction trades, artisans, and craft. shops offices and workshops
11. gas bars with or without confectionaries
12. government and professional service offices
13. grocery stores and food item sales
14. hotels, motels
15. licensed beverage rooms, restaurants and lounges
16. lodges, fraternal organizations, clubs
17. municipal, provincial or federal government buildings
18. personal service establishments
19. printing and publishing offices, including related printing presses and equipment
20. rental stores
21. retail stores
22. service stations with or without car washes
23. travel agents

7.2.2 Community Services:

1. community centres
2. day care centres
3. libraries, cultural institutions, museums
4. medical, dental, and other health services offices and clinics
5. municipal facilities, public utilities and public works
6. places of worship, religious institutions
7. undertaking establishments, funeral homes

7.3 Discretionary Uses

7.3.1 Residential uses:

1. assisted living, nursing homes, senior's housing
2. mixed-use development
3. higher density development
4. single-detached dwelling units where secondary to an existing commercial building and use.

7.3.2 Commercial uses:

1. construction trades, artisans, and craft shops, offices and workshops
2. drive-thru restaurants
3. mini-malls, strip malls
4. transportation and vehicle sales and services
5. wholesale trade stores and office

7.3.3 Industrial uses:

1. lumber yards

7.4 Prohibited Uses

1. billboards

7.5 Regulations

7.5.1 Landscaping:

7.5.1.1 When abutting a residential district, or an adjacent street (but not approach) approval conditions may be required within the side and rear yards to ensure adequate aesthetics.

7.5.1.2 Approval conditions may be included for appropriate screening and buffering of the commercial development to adjacent land uses.

7.5.2 Storage of goods:

7.5.2.1 Goods or materials shall not be stored in side or rear yards.

7.5.2.2 The storage of goods in front yards may be approved at the discretion of Council, but must demonstrate the following:

1. Does not remove more than two (2) public parking spaces;
2. Shall be for temporary use only;
3. Does not block approaches;
4. Does not infringe upon site triangles;
5. Does not block pedestrian transportation routes; and,
6. Shall not cause adverse effects to the visual aesthetics of the neighbourhood.

7.5.3 Parking and loading:

7.5.3.1 Off-street parking shall abide by regulations set forth in subsection 3.19 – Off-Street Parking and Loading Regulations.

7.5.3.2 Additional parking and loading requirements may be required depending on the following criteria:

1. Nature, type and location of the proposed use;
2. Adjacent roadways and accessibility; and,
3. Mitigate adverse effects of unloading within high-traffic transportation routes.

7.5.3.3 Fuel pump and associated parking for fueling shall be located a minimum of 6.0 metres (19.7 feet) from any street or lot line.

7.5.4 Site requirements:

Exhibit 12: C1 – Commercial Core Site Location and Dimensions

Use	Minimum		
	Frontage	Depth	Parcel Area
Commercial uses			
Motels, hotels, and service stations, transportation and vehicle sales and services	30 m (93.43 feet)	30 m (93.43 feet)	900 m ² (9,687.52 ft. ²)
All other uses	7.5 m (24.6 feet)	20 m (65.6 feet)	450 m ² (4,843.76 ft. ²)
Industrial uses			
Lumber yards	30 m (93.43 feet)	30 m (93.43 feet)	900 m ² (9,687.52 ft. ²)
Community services			
Undertaking establishments, community centres	30 m (93.43 feet)	30 m (93.43 feet)	900 m ² (9,687.52 ft. ²)
All other uses	7.5 m (24.6 feet)	20 m (65.6 feet)	450 m ² (4,843.76 ft. ²)
Municipal facilities and public works	No requirements		
Residential uses			
Assisted living, nursing homes, senior’s housing, higher density housing	15 m (49.2 feet)	20 m (65.6 feet)	450 m ² (4,843.76 ft. ²)
All other uses	15 m (49.2 feet)	30 m (98.43 feet)	550 m ² (5,920.15 ft. ²)

7.5.5 Required yards:

Exhibit 13: C1 - Commercial Core Required Yard Dimensions

Use	Minimum Setbacks					Maximum Building Floor Area
	Front Yard	Side Yard (abutting R district)	Side Yard (other)	Rear Yard (abutting R district or street)	Rear Yard (other)	
Commercial uses						
Motels, hotels, and service stations	7.5 m (24.6 feet)	1.5 m (5.0 feet)	-	6 m (19.68 feet)	1.5 m (5.0 feet)	-
All other uses	1.5 m (5.0 feet)	1.5 m (5.0 feet)	-	6 m (19.68 feet)	1.5 m (5.0 feet)	-
Industrial uses						
Lumber yards	7.5 m (24.6 feet)	1.5 m (5.0 feet)	-	6 m (19.68 feet)	1.5 m (5.0 feet)	-
Community services						
All other uses	1.5 m (5.0 feet)	1.5 m (5.0 feet)	-	6 m (19.68 feet)	1.5 m (5.0 feet)	-
Municipal facilities and public works	No requirements					
Residential uses	1.5 m (5.0 feet)	1.5 m (5.0 feet)	-	6 m (19.68 feet)	1.5 m (5.0 feet)	-

7.5.6 Mixed-use development requirements:

Exhibit 14: Mixed Use Development Requirements in a C1 - Commercial Core District

Restriction	Regulation
Maximum height	9.1 metres (30.0 feet) from grade to peak.
Permitted location	Second floor minimum, and attached to principal building
Minimum setback	Same as principal building
Maximum lot coverage	Same as principal building
Minimum distance between buildings	Same as principal building
Driveways	One on-site parking stall required per bedroom
Maximum floor area	Each dwelling unit minimum: 400 sq. ft.

7.6 Specific Development Standards and Criteria for Discretionary Uses

7.6.1 Residential uses:

7.6.1.1 Current residential properties will be allowed to remain residential however no commercial property shall be transferred to a residential use unless:

1. The property is in a **C1** – Commercial Core District that will be rezoned to a district where the specific type of residential use is a permitted use.
2. The residential use shall leave the front of the building at street level as a commercial use.
3. The development is for a multiple unit dwelling of a sufficient size that Council believes will provide a benefit for the commercial core of the Village.

7.6.1.2 Council will consider discretionary use applications with respect to the following criteria:

1. Inclusion of ground level commercial development in the proposal.
2. Convenience of parking.
3. Appropriate size and quality of proposed dwelling units.

7.6.1.3 Assisted living, nursing homes, senior's housing:

1. Shall provide adequate parking on site, as stipulated in section 3.19 – Off-Street Parking and Loading Regulations.
2. Maximum number of client residents shall not exceed five (5) persons.
3. Access to alternative forms of transportation to promote active living shall be encouraged.

7.6.1.4 Mixed-use development:

1. Subject to regulations set forth within subsection 3.9.6 – Mixed-use Development.
2. Certain residential uses such as mixed-use development may be allowed in the **C1** – Commercial Core District but will be subject to the requirements of this section and all other applicable bylaw sections.

7.6.1.5 Higher density development:

1. Multiple unit dwellings may be developed where located on a second or higher floor over office, retail, restaurant, cafe, and personal serve uses on the main floor.
2. The parking required for the multiple unit dwellings is additional to parking for the commercial uses.
3. Minimum site size required, except for any complex proposing over three (3) units shall be required to increase the proposed site area by 90.0 sq. m. (968.8 sq. ft.) per unit.
4. Subject to regulations stipulated in section 3.9 – Higher Density Housing.
5. One (1) off-street parking required on-site per dwelling unit within complex.
6. All parking stalls to be located within the rear yard, and may be incorporated into rear setback requirements.
7. On-site signage required showing names, unit number, and addresses of occupants.
8. Development permit applications shall include current photographs or draft sketches of the structure as is at the time of application.
9. Applications will be required to demonstrate the construction of the complex shall not cause adverse effects to any of the following items:
 - a) Surrounding residential neighbourhood;
 - b) Increased traffic and pedestrian safety;
 - c) Drainage patterns or pathways;
 - d) Any municipal property, park or beach;
 - e) Public safety.

- 7.6.1.6 Single-detached dwelling units where secondary to an existing commercial building and use:
1. Permitted only when secondary to an existing commercial building or use on site.
 2. Development at grade and at the front of the lot shall be reserved for commercial development.
 3. Residential parking shall be required on-site and shall not be included within on-site commercial parking areas.
- 7.6.2 Commercial uses:**
- 7.6.2.1 Construction trades, artisans, and craft shops, offices and workshops:
1. All operations related to construction trades, artisans, and craft shop offices and workshops shall be conducted within an enclosed building.
 2. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- 7.6.2.2 Drive-thru restaurants:
1. Restaurants with drive through sales shall have room on site for at least five (5) cars in the ordering line. This line of cars shall not block access to parking stalls.
 2. Access and egress lanes shall not be located so as to create congestion on the adjacent streets.
- 7.6.2.3 Mini-malls, strip malls:
1. Mini-malls shall be located in areas where they will not negatively affect existing businesses in the Commercial Core.
 2. Mini-malls should work to incorporate office space, studio space, rental dwellings or other uses that will foster a mixed use increase in density in order to serve existing businesses as well as the new businesses contained within the mini-mall itself.
 3. Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.
 4. Parking stalls for mini mall clients shall be accessible from the street by way of on-site access lanes, and not directly from the street.
- 7.6.2.4 Transportation and vehicle sales and services:
1. Only corner sites may be developed for service stations or gas bars.
 2. Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles or trailers, or farm machinery will be encouraged to establish on sites in the **C2** – Highway Commercial District or **M** – Industrial District. Council will consider development of **C1** – Core Commercial District sites for these uses when replacing an existing use of a similar type.
 3. Establishments shall not store goods in areas visible from the street on the front of the lot unless they are screened in a way Council approves.

7.6.2.5 Wholesale trade stores and office:

1. Wholesale trade stores and offices shall not store their goods in a place visible from the street on the front of their lot unless the storage is screened in a way that council believes makes the stored items not visible from the street.
2. Wholesale trade is included to recognize existing development. Development of these uses on other than the existing sites will be encouraged to locate on vacant land in the **C2** – Highway Commercial District or on **M** - Industrial District lands.

7.6.3 Industrial uses:

7.6.3.1 Lumber yards:

1. Lumber yards shall not store their goods in any place that is visible to the public in a **C1** – Commercial Core District from what Council defines as a major road.
2. Lumber yards should store lumber in nearby **C2** – Highway Commercial, or **M** – Industrial Districts.
3. Lumber yards may be asked to screen their stored products in order to locate in the **C1** District while still meeting the conditions listed in subclause (1) above.

8.0 C2 – Highway Commercial District

8.1 Purpose

8.1.0.1 The objective of the **C2 – Highway Commercial District** is to provide for highway commercial and other compatible development in specific areas, with standards for such development.

8.2 Permitted Uses

8.2.1 Commercial uses:

1. bus terminals
2. cafes and restaurants
3. car and truck washes
4. commercial entertainment and recreation establishments
5. gas bars with or without confectionaries
6. government offices
7. hotels, motels
8. licensed beverage rooms and lounges
9. tourist information centres
10. service stations

8.2.2 Industrial uses:

1. auto body shops, excluding works related to auto wrecking and salvage
2. construction trades
3. equipment and tool rental establishments
4. farm service supply establishments
5. greenhouses, tree and plant nurseries
6. lumber yards, building supply and home improvement stores
7. transportation and vehicle sales and services:
8. wholesale trade establishments

8.2.3 Community service uses:

1. community centres
2. public utilities, public works, and municipal facilities
3. undertaking establishments
4. veterinary hospitals and supply establishments

8.3 Discretionary Uses

8.3.1 Commercial uses:

1. drive-thru restaurants
2. mini-malls

3. storage bins, shipping containers, and seacans

8.3.2 Industrial uses:

1. bulk oil dealers and chemical supply dealers
2. wholesale trade stores, offices and warehouses
3. manufacturing, processing shops, and storage facilities:
4. welding shops
5. seed cleaning plants
6. heavy equipment storage and maintenance yards
7. lumber yards

8.4 Prohibited Uses

1. **billboards**

8.5 Regulations

8.5.1 Landscaping:

- 8.5.1.1 Where a site abuts a residential or community district and street, approval conditions may be attached to the Notice of Decision to ensure adequate screening from non-compatible or adjacent land uses.

8.5.2 Storage of goods:

- 8.5.2.1 Outside storage shall be adequately screened from adjacent land uses and non-compatible zoning districts.

- 8.5.2.2 The storage of goods in front yards may be approved at the discretion of Council, but must demonstrate the following:

1. Does not remove more than two (2) public parking spaces;
2. Shall be for temporary use only;
3. Does not block approaches;
4. Does not infringe upon site triangles;
5. Does not block pedestrian transportation routes; and,
6. Shall not cause adverse effects to the visual aesthetics of the neighbourhood.

8.5.3 Parking and loading:

- 8.5.3.1 Off-street parking shall abide by regulations set forth in subsection 3.19 – Off-Street Parking and Loading Regulations.

- 8.5.3.2 Additional parking and loading requirements may be required depending on the following criteria:

1. Nature, type and location of the proposed use;

2. Adjacent roadways and accessibility; and,
3. Mitigate adverse effects of unloading within high-traffic transportation routes.

8.5.4 Site requirements:

Exhibit 15: C2 - Highway Commercial Site Location and Site Dimensions

Use	MINIMUM		
	Frontage	Depth	Parcel Area
All other commercial and industrial uses	30 m (93.43 ft.)	30 m (93.43 ft.)	900 m ² (0.22 ac.)
Motels and hotels	30 m (93.43 ft.)	30 m (93.43 ft.)	1,672.3 m ² (0.41 ac.)
Seed cleaning, grain elevators, bulk oil dealers, chemical supply dealers	30 m (93.43 ft.)	30 m (93.43 ft.)	2,500 m ² (0.62 ac.)

8.5.5 Required yards:

Exhibit 16: C2 - Highway Commercial Required Yard Setback Dimensions

Use	Front Yard	Front Yard (adjacent to road)	Side Yard (adjacent to R/C Districts)	Side Yard	Rear Yard	Rear Yard (adjacent to R/C Districts)
Public uses						
Tourist information centres, public utilities, municipal facilities	No requirements					
Commercial and Industrial	7.5 m (25.6 ft.)	15 m (49.2 ft.)	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)	6 m (19.7 ft.)

8.6 Specific Development Standards and Criteria for Discretionary Uses

8.6.1 Commercial Uses:

8.6.1.1 Drive- thru Restaurants:

1. Restaurants with drive through sales shall have room on site for at least five (5) cars in the ordering line and this line of shall not block access to parking stalls.
2. Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

8.6.1.2 Mini Malls:

1. Council will consider the appropriate separation to non-compatible uses adjacent to a restaurant and retail uses.
2. Appropriate access and parking shall be included within the application site plan.

3. Parking stalls for mini mall clients shall be accessible from the street by way of access lanes located on the site, and shall not be directly accessed from the street. Additional buffering may be required to ensure compliance to access conditions.

8.6.1.3 Storage bins, shipping containers, and seacans:

1. Shall be located within the rear yard.
2. Shall not be visible from any adjacent roadway or highway.
3. All storage shall be contained within the container.
4. Shall be one uniform colour.

8.6.2 Industrial Uses:

8.6.2.1 Bulk oil dealers and chemical supply dealers:

1. Bulk oil dealers and chemical supply establishments will be required to demonstrate that oil and chemical storage does not produce any reasonable amount of risk to the surrounding area.
2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
3. Bulk oil dealers and chemical supply dealers shall not be located adjacent to any residential district or commercial use with an accessory residential use.
4. Locations with direct access to a highway or highway frontage road are preferred.
5. Shall not be located adjacent to sites with an existing land use for residential use, or for the sale of food.

8.6.2.2 Wholesale trade stores, offices and warehouses:

1. Wholesale trade stores, offices and warehouses shall not store any materials in areas visible to the public unless they are screened in a way that is acceptable in the opinion of council.
2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.

8.6.2.3 Manufacturing, processing shops, and storage facilities:

1. Shops and plants must provide what, in the opinion of Council, is sufficient evidence that the operation will not cause noise, dust, air or other pollution for surrounding commercial developments.
2. Shall not be located adjacent to a residential district unless building plans demonstrate neighbourhood aesthetics will not be adversely affected.
3. All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
4. No exterior storage of materials, goods, or of waste shall be permitted.

5. The operation shall not emit levels of noise, odour, or dust not consistent to the other uses in the zoning district.
6. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
7. Council will consider appropriate separation to residences, to ensure no adverse effects, and may request additional documentation the development will not cause adverse effects.

8.6.2.4 Welding shops:

1. Welding shops shall not store any metal or materials in areas visible to the public unless they are screened in a way that is acceptable in the opinion of council.
2. The operation shall not emit levels of noise, odour, or dust not consistent to the other uses in the zoning district.
3. Council will consider appropriate separation to residences, to ensure no adverse effects, and may request additional documentation the development will not cause adverse effects.

8.6.2.5 Seed cleaning plants:

1. Seed cleaning plants shall provide documentation to Council that access to the site will not disrupt traffic patterns or cause land use conflicts from large vehicles.
2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
3. Documentation shall be required showing sufficient evidence that the operation will not cause noise, dust, air or other pollution for surrounding districts.
4. Shall not be located adjacent to sites with an existing land use for residential use, or for the sale of food.

8.6.2.6 Heavy equipment storage and maintenance yards:

1. Heavy equipment maintenance and storage yards shall provide documentation to Council that access to the site will not disrupt traffic patterns or cause land use conflicts from large vehicles.
2. Heavy equipment storage and maintenance yards shall not be located adjacent to any residential district.
3. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
4. Council may require that any storage yards for heavy equipment storage and maintenance yards be screened from view of the travelling public.

8.6.2.7 Lumber yards:

1. May be required to screen exterior stored products from public view to uphold the visual aesthetics of the Highway Corridor.

9.0 M1 – Industrial District

9.1 Purpose

9.1.0.1 The objective of the **M1** – Industrial District is to provide for industrial and other compatible development in specific areas, with standards for such development.

9.2 Permitted Uses

9.2.1 Industrial uses:

1. auto body shops
2. bulk oil dealers and chemical supply dealers
3. custom meat cutting and packaging (excluding slaughtering)
4. construction trades
5. equipment and tool rental establishments
6. lumber yards, building supply and home improvement stores
7. machine shops
8. manufacturing and processing plants and associated storage facilities
9. industrial services
10. railway operations
11. truck, bus and other transport terminals and yards
12. wholesale trade
13. warehouses
14. oilfield service establishments
15. heavy machinery and trucking servicing and storage facilities
16. welding shops
17. farm service supply establishments

9.2.2 Commercial uses:

1. car and truck washes
2. gas bars
3. grain elevators and related grain handling facilities
4. motor vehicles, recreational vehicles, or farm machinery, sale, storage and servicing
5. printers and publishers
6. service stations

9.2.3 Community services uses:

1. public utilities, including municipal facilities, workshops, warehouses and storage yards
2. parking lots
3. veterinary hospitals and clinics

9.3 Discretionary Uses

9.3.1 Industrial uses:

1. abattoirs and stock yards
2. auction marts
3. auto wrecking yards
4. concrete manufacturing plants, and gravel yards
5. dairy depots
6. equipment maintenance, storage yards, and outside storage
7. feed mills, and seed cleaning plants
8. kennel
9. storage bins, shipping containers, and seacans
10. lumber yards
11. tanneries and hide storage establishments

9.3.2 Commercial uses:

1. restaurants and cafes

9.4 Prohibited Uses

1. billboards

9.5 Regulations

9.5.1 Landscaping:

- 9.5.1.1 Where a site abuts a residential or community district and street, approval conditions may be attached to the Notice of Decision to ensure adequate screening from non-compatible or adjacent land uses.

9.5.2 Storage of goods:

- 9.5.2.1 Outside storage shall be adequately screened from adjacent land uses and non-compatible zoning districts.

9.5.3 Parking and loading:

- 9.5.3.1 All uses shall provide off-street parking shall abide by regulations set forth in subsection 3.19 – Off-Street Parking and Loading Regulations.
- 9.5.3.2 Additional parking and loading requirements may be required depending on the following criteria:
1. Nature, type and location of the proposed use;
 2. Adjacent roadways and accessibility; and,
 3. Mitigate adverse effects of unloading within high-traffic transportation routes.

9.5.4 Site requirements:

Exhibit 17: M - Industrial Site Location and Dimensions

Use	Frontage	Depth	Minimum Parcel Area
Community Services			
Public utilities, municipal facilities	No requirements		
Commercial or Industrial uses	30 m (93.4 ft.)	30 m (93.4 ft.)	900 m ² (0.22 ac.)
Seed cleaning, grain elevators, bulk oil dealers, chemical supply dealers	30 m (93.4 ft.)	30 m (93.4 ft.)	2,500 m ² (0.62 ac.)

9.5.5 Required yards:

Exhibit 18: M - Industrial Required Yard Dimensions

Use	Front Yard	Side Yard (adjacent to R Districts)	Side Yard	Rear Yard
Community services				
Tourist information centres, public utilities, municipal facilities	No requirements			
Commercial or Industrial uses	9.2 m (30.0 ft.)	6.1 m (20.0 ft.)	3.1 m (10.0 ft.)	3.1 m (10.0 ft.)

9.6 Specific Development Standards and Criteria for Discretionary Uses

9.6.1 Industrial uses:

9.6.1.1 Abattoirs and stock yards:

1. Abattoirs shall be located a minimum of 90 metres (295.3 feet) from any residential area, school, hospital, motel or restaurant (unless that restaurant is a café in the industrial district).
2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
3. Stock yards shall be screened from the view of any provincial highway or residential property.

9.6.1.2 Auction marts:

1. Shall not be approved unless they are to be located in a new building built on site or a new building moved onto the site that provides the floor plan and exterior aesthetics.

2. No outdoor storage shall be permitted, except in a designated area (i.e., farm equipment and machinery), and that designated area will be included in the application site plan that includes dimensions of the designated area.
3. Shall provide adequate parking as outlined in section 3.19 – Off-Street Parking and Loading Regulations.
4. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
5. Auction marts shall not be located adjacent to schools or public buildings.

9.6.1.3 Auto wrecking yards:

1. All auto-wrecking yards shall be fenced or screened in a manner that renders the stored goods, parts and/or vehicles not visible from any surrounding residential property, adjacent roadway or provincial highway.

9.6.1.4 Concrete manufacturing plants, and gravel yards:

1. Shall be located on sites that provide appropriate access for large trucks and vehicles.
2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
3. Shall not be located adjacent to a residential or commercial property or any municipal building or park used regularly by the public.

9.6.1.5 Dairy depots:

1. Shall not be located within 90 metres (295.3 feet) of a hospital, residential district, school or recreational facility.
2. Should be easily accessible from provincial highways.
3. Shall not be located where traffic shall pass through residential districts.
4. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
5. Shall provide adequate parking and loading as stipulated in section 4.19 – Off-Street Parking and Loading Regulations.

9.6.1.6 Equipment maintenance, storage yards, and outside storage:

1. Shall be fenced or screened in a manner that renders the stored goods, parts and/or vehicles not visible from any surrounding residential property, adjacent roadway or provincial highway.

9.6.1.7 Feed mills, and seed cleaning plants:

1. Shall be located on sites that provide appropriate access for large trucks and vehicles.

2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.
3. Shall not be located adjacent to sites with an existing land use for residential use, or for the sale of food.

9.6.1.8 Kennels:

1. Any kennel or lands used for the purpose of a kennel as defined in this bylaw may be required to acquire the written permission of landowners adjacent to the property or within 61 metres (200 feet) of the property at the time of application.
2. Council may approve the expansion of any existing kennel of lands used for the purpose of a kennel with the submission of a new development permit application.
3. Council may require the owner of a kennel to either enter into an agreement regarding noise from the facilities or to undertake necessary measures to reduce potential noise conflicts from the operation.
4. Council may require any approval of a kennel to be temporary and stipulating the effective time period through Form B: Notice of Decision.
5. Applications shall be required to provide sufficient documentation that the facility size will adequately accommodate the number of animals proposed.
6. Applications will provide a number of the animals intended to be utilizing the facility at one time.
7. All applications shall incorporate dimensions and materials of adequate fencing intended to be used surrounding the facility.

9.6.1.9 Storage bins, shipping containers, and seacans:

1. Shall be located within the rear yard.
2. Shall not be visible from any adjacent roadway or highway.
3. All storage shall be contained within the container.
4. Shall be one uniform colour.

9.6.1.10 Lumber yards:

1. Outdoor storage shall be adequately screened from major transportation routes.
2. Shall be located on sites that provide appropriate access for large trucks and vehicles.
3. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.

9.6.1.9 Tanneries and hide storage establishments:

1. Shall demonstrate through appropriate reports and assessments that they will not create air or other pollution such as toxic or noxious fumes that will be inconsistent from surrounding districts.

- 2. Road standards shall be appropriate for increased frequency and weights associated with the development, and the developer may be required to enter into a servicing agreement to upgrade the road and/or enter into a heavy haul agreement.

9.6.2 Commercial uses:

9.6.2.1 Restaurant and Cafés:

- 1. A café may be developed within a principal building and operated as accessory to another use in an **M** - Industrial District.
- 2. Exterior patios shall not be permitted.
- 3. Shall provide adequate parking and loading as stipulated in section 4.19 – Off-Street Parking and Loading Regulations.

10.0 M2 – Low Service Industrial District

10.1 Purpose

10.1.0.1 The objective of the **M2** – Low Service Industrial District is to provide for industrial and other compatible development in specific areas, with standards for such development that requires low municipal servicing.

10.2 Permitted Uses

10.2.1 Industrial uses:

1. auto body shops
2. construction trades
3. equipment and tool rental establishments
4. lumber yards, building supply and home improvement stores
5. machine shops
6. manufacturing and processing plants and associated storage facilities
7. industrial services
8. truck, bus and other transport terminals and yards
9. wholesale trade
10. warehouses
11. heavy machinery and trucking servicing and storage facilities
12. welding shops
13. farm service supply establishments

10.2.2 Commercial uses:

1. grain elevators and related grain handling facilities
2. motor vehicles, recreational vehicles, or farm machinery, sale, storage and servicing
3. printers and publishers
4. service stations

10.2.3 Community services uses:

1. public utilities, including municipal facilities, workshops, warehouses and storage yards
2. parking lots
3. veterinary hospitals and clinics

10.3 Discretionary Uses

10.3.1 Industrial uses:

1. auto wrecking yards
2. storage bins, shipping containers, and seacans

10.4 Prohibited Uses

1. **billboards**

10.5 Regulations:

10.5.1 Landscaping:

10.5.1.1 Where a site abuts a residential or community district and street, approval conditions may be attached to the Notice of Decision to ensure adequate screening from non-compatible or adjacent land uses.

10.5.2 Storage of goods:

10.5.2.1 Outside storage shall be adequately screened from adjacent land uses and non-compatible zoning districts.

10.5.3 Parking and loading:

10.5.3.1 All uses shall provide off-street parking shall abide by regulations set forth in subsection 3.19 – Off-Street Parking and Loading Regulations.

10.5.3.2 Additional parking and loading requirements may be required depending on the following criteria:

1. Nature, type and location of the proposed use;
2. Adjacent roadways and accessibility; and,
3. Mitigate adverse effects of unloading within high-traffic transportation routes.

10.5.4 Site requirements:

Exhibit 19: M - Industrial Site Location and Dimensions

Use	Frontage	Depth	Minimum Parcel Area
Community Services			
Public utilities, municipal facilities	No requirements		
Commercial or Industrial uses	30.0 m (93.4 ft.)	30.0 m (93.4 ft.)	900.0 m ² (0.22 ac.)
Seed cleaning, grain elevators	30.0 m (93.4 ft.)	30.0 m (93.4 ft.)	2,500.0 m ² (0.62 ac.)

10.5.5 Required yards:

Exhibit 20: M - Industrial Required Yard Dimensions

Use	Front Yard	Side Yard (adjacent to R Districts)	Side Yard	Rear Yard
Community services				
tourist information centres, public utilities, municipal facilities	No requirements			
Commercial or Industrial uses	9.2 m (30.0 ft.)	6.1 m (20.0 ft.)	3.1 m (10.0 ft.)	3.1 m (10.0 ft.)

10.6 Specific Development Standards and Criteria for Discretionary Uses

10.6.1 Industrial uses:

10.6.1.1 Auto wrecking yards:

1. All auto-wrecking yards shall be fenced or screened in a manner that renders the stored goods, parts and/or vehicles not visible from any surrounding residential property, adjacent roadway or provincial highway.

10.6.1.2 Storage bins, shipping containers, and seacans:

1. Shall be located within the rear yard.
2. Shall not be visible from any adjacent roadway or highway.
3. All storage shall be contained within the container.
4. Shall be one uniform colour.

11.0 UH – Urban Holdings District

11.1 Purpose

- 11.1.0.1 The objective of the **UH** – Urban Holdings District is to provide for municipally-owned land that is held for subdivision and private development through the process of rezoning land to another district.

11.2 Permitted Uses

11.2.0.1 Agriculture

1. crop farming on an existing parcel without any buildings
2. crop farming including a dwelling and farm buildings.

11.2.0.2 Community Services

1. cemeteries
2. public utilities, including municipal facilities, workshops, warehouses and storage yards;
3. sewage lagoons and sanitary landfills operated by a public authority;
4. parks and golf courses.

11.3 Discretionary Uses

11.3.1 Commercial uses:

1. kennels
2. green houses, market gardens, horticultural supply, tree and plant nurseries
3. campgrounds

11.3.2 Other uses:

1. Private airports

11.4 Prohibited Uses

1. **billboards**

11.5 Regulations

11.5.1 Site requirements:

Exhibit 21: UH - Urban Holdings Site Location and Dimensions

Use	Frontage	Depth	Minimum Parcel Area
Community Services			
Public utilities, municipal facilities	No requirements		
Agricultural uses			
Including dwellings or farmstead	30.0 m (93.4 ft.)	-	16 ha
Crop farming only	No requirements		
Commercial uses			
Golf courses	30 m (93.43 ft.)	-	16 ha
All other uses	30 m (93.43 ft.)	-	0.5 ha

11.5.2 Required Yards:

Exhibit 22: UH - Urban Holdings Required Yard Setback Dimensions

Use	Front Yard	Side Yard (adjacent to R Districts)	Side Yard	Rear Yard
Community Services				
Public utilities, municipal facilities	No requirements			
All other uses	15.0 m (42.2 ft.)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)	-

11.6 Specific Development Standards and Criteria for Discretionary Uses

11.6.1 Commercial uses:

11.6.1.1 Kennels:

1. Any kennel or lands used for the purpose of a kennel as defined in this bylaw may be required to acquire the written permission of landowners adjacent to the property or within 61 metres (200 feet) of the property at the time of application.
2. Council may approve the expansion of any existing kennel of lands used for the purpose of a kennel with the submission of a new development permit application.
3. Council may require the owner of a kennel to either enter into an agreement regarding noise from the facilities or to undertake necessary measures to reduce potential noise conflicts from the operation.

4. Council may require any approval of a kennel to be temporary and stipulating the effective time period through Form B: Notice of Decision.
5. Applications shall be required to provide sufficient documentation that the facility size will adequately accommodate the number of animals proposed.
6. Applications will provide a number of the animals intended to be utilizing the facility at one time.
7. All applications shall incorporate dimensions and materials of adequate fencing intended to be used surrounding the facility.

11.6.1.2 Green houses, market gardens, horticultural supply, tree and plant nurseries:

1. These uses shall be permitted in areas where they can provide what Council believes is suitable access and parking in order to protect customers and employees from the heavy traffic of industrial activities and equipment.

11.6.1.3 Campgrounds and tourist camps:

1. Shall abide by regulations stipulated in section 4.16 – Campgrounds and Tourist Camps.
2. Shall not be located in areas where the campground experience air pollution, constant road noise from highway or other traffic or noise pollution.
3. Shall not be located adjacent to residential districts.
4. Application site plan shall demonstrate parcel size is adequate for campsite use.
5. Successful proposals should include:
 - a) Site plans that incorporate day use, or recreational areas for campground visitors.
 - b) Adequate parking space incorporated into campground site plan to ensure parking for vehicles and trailers (i.e., boat trailers)

11.6.2 Other uses:

11.6.2.1 Private airports:

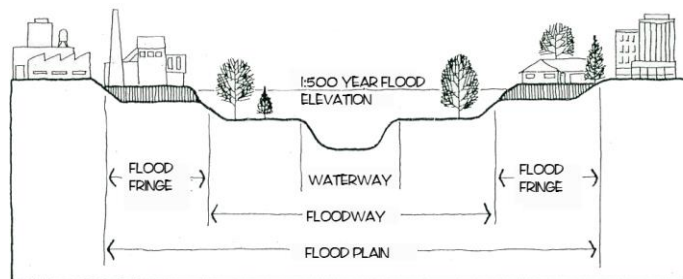
1. The applicant shall provide a person with a valid pilot's license and any and all accreditation and documentation that Council and the Development Officer believe is necessary in order to make a decision on whether or not there will be a qualified operator on hand to run the airstrip or private airport.
2. Any and all engineering reports, building plans, site surveys, geographic studies of the area and noise pollution studies that Council or the Development Officer believe are necessary to make a decision have been undertaken by the applicant at the sole cost of the applicant and provided with the development application.

12.0 Interpretation

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

1:500 Flood Hazard Elevation – an overflowing of a large amount of water beyond its normal confines, with a probability of a 1:500, or 0.2 percent (0.2 %) chance of happening in any given year.

Exhibit 23: 1:500 Flood Hazard Elevation



Abattoir (Slaughterhouse) – a building for butchering, and houses facilities to slaughter of animals; dress, cut and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory Building or Use – a use or building that:

- a) Is subordinate to and is exclusively devoted to the principal building or principal use;
- b) Is subordinate in area, extent and purpose to the principal building or principal use served;
- c) Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,
- d) Is located on the same site as the principal building or principal use served.
- e) May include additional sleeping accommodations and washroom facilities, however it shall not include kitchen facilities.

Act, The – The Planning and Development Act, 2007, as amended.

Adjacent – contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Administrator – the Municipal Administrator of the Village of Glaslyn.

Agricultural – a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural activity.

Alteration – any structural change or addition made to any building or structure. This includes any structural change including but not limited to an addition to the area or height of a building, any changes to the structure or supports of a building, or the addition or expansion of a deck raised more than 16 inches above grade.

Apartment – a building divided into three or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence, not including a hotel, motel, townhouse or rooming house.

Applicant – a developer or person applying for a development permit under this bylaw.

Approved – approved by the Council of the Village of Glaslyn or the development officer of the Village depending on the nature of the application in question.

Auction Mart – a building, structure and/or lands used for the storage of goods, materials and any other items, including produce and livestock, which are to be sold on the premises by public auction and for the sale of said goods, materials and livestock by public auction on an occasional basis.

Awning – a canvas or similar flexible material stretched over a frame, plastic, vinyl or lightweight metal shelter projecting from a wall over a window or entrance to a building.

Balcony – a platform projecting from the face of a wall, cantilevered or supported by columns or brackets, typically at least 2.4 metres (8.0 feet) above ground level.

Bare Land Condominium – a condominium divided into bare land units, as defined in The Condominium Property Act, 1993.

Bare Land Unit – as defined in The Condominium Property Act, 1993.

Basement – a portion of a building that is partly or wholly underground and which has more than one (1) half of its height, from finished floor to finished ceiling, below grade level.

Basement Suite – a suite within the basement of a single-detached dwelling that has a legal bedroom with the appropriate windows as well as cooking and toilet facilities.

Bed-and-Breakfast Operation – a bed-and-breakfast facility in a single detached dwelling, licensed as an itinerant use accommodation under The Public Accommodation Regulations, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Beverage Room – an establishment, licensed by the Province of Saskatchewan, in which alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is accessory to a restaurant. Food preparation or serving of food maybe an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

Billboard – a private free standing sign advertising for, or referring to, a site or service not located on the same site as the sign itself.

Buffer – a strip of land, vegetation or land use that physically separates.

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

Building Bylaw – a bylaw of the Village of Glaslyn regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to The Uniform Building and Accessibility Standards Act.

Building Floor Area – the sum of the gross horizontal area of all floors of a building excluding the floor area used for mechanical equipment, laundry, storage (not including closets for clothes, linen closets, broom cupboards or kitchen and bathroom cupboards which shall count towards the Building Floor Area) or enclosed underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns separating two (2) buildings. Floor area is calculated excluding in the case of a dwelling, any private garage, porch, veranda, sunroom, unfinished attic or unfinished basement.

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

Building Permit - a permit, issued under the Building Bylaw of the Village of Glaslyn, authorizing the construction of all or part of a building or structure.

Building, Principal - a building within which the principal use of the site is housed or conducted.

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

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

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

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

Bulk Fuel Sales and Storage – lands, buildings and structures for the storage and distribution of fuels and oil including retail sales or key lock operations.

Bunkhouses – buildings and structures that are secondary to the principal or discretionary use and which will permit overnight accommodations, but such structures shall not contain kitchen facilities. Shall not be construed, in any way, as consent or approval for a future subdivision for the use.

Campground – an area meant to be used for a variety of overnight camping activities including tenting and trailer sites that will include accessory facilities which will support these use, such as bathrooms, administration offices and a range of services that, in Council's opinion, are necessary for the Campground. This will not include the use of mobile homes on a permanent year-round basis.

Campsite – a designated and delineated area within a campground, tourist camp or trailer court that is intended to accommodate a single tent, tent party or trailer coach.

Canopy – a non-retractable, permanent roof-like structure constructed of durable material extending from part or all of a building.

Carport – a roofed enclosure for the parking of a motor vehicle which has less than 60 percent (60%) of the perimeter enclosed by walls, doors or windows and is attached to the principal building on the site.

Car Wash – a building or part of a building which is used for the commercial washing and cleaning of motor vehicles, including full-service, automatic and hand operated facilities.

Cemetery – land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried. It may include a structure and/or facilities for the purpose of the cremation of human remains and their storage.

Club - a service club or private club which involves recreational, social, cultural or athletic activities.

Commercial Entertainment Establishment – a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alley, theatre, billiard parlour, and bingo hall (where licensed by the Saskatchewan Liquor and Gaming Authority).

Community Centre – a facility operated by the Municipality or a non-profit organization for meetings, recreational activities and similar uses and open to the general public.

Community Service – land uses that provide for municipal services and facilities for the betterment of local ratepayers.

Compatible – with respect to land use, that land uses are able to coexist near each other without conflict or are consistent and capable of being used in combination with each other.

Condominium – as defined in The Condominium Property Act, 1993.

Convenience Store – a store selling primarily food products, beverages, tobacco, personal care items, hardware and printed matter meant to provide convenient day-to-day service for those from the community.

Corner lot – a lot at the intersection or junction of two (2) or more streets.

Council – the Council of the Village of Glaslyn.

Day Care Centre – a facility which provides for the non-parental care of pre-school age children or school aged children outside of normal school hours, and includes, but is not limited to:

- a) A child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to The Child Care Act;
- b) A nursery school for pre-school children.

Deck/Porch – a raised open platform, with or without railings, which is at least 40 centimetres (16 inches) above grade and attached to the principal building.

Dedicated Lands – lands dedicated pursuant to The Act, 2007 and the Dedicated Lands Regulations, 2009, as buffer strips, environmental reserve, municipal reserve, public reserve, and walkways.

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

Development Appeals Board – a board established pursuant to section 49 of the PDA, which may be a Zoning District Development Appeals Board if municipalities have authorized an agreement pursuant to subsection 214(3) of The PDA.

Development Officer – the officer of the Village of Glaslyn appointed pursuant to section 3.2 – Development Officer to administer this Bylaw.

Development Permit – a permit, issued by the Council of the Village of Glaslyn or its designate that authorizes development but does not include a building permit.

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

Driveway – a private right-of-way that provides access for vehicles and pedestrians from a boulevard, curb, or sidewalk to a lot or a carport, garage, parking pad, loading berth, or structure located on the lot.

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

Dwelling Unit Group – two (2) or more single detached or semi-detached or multiple unit dwellings located on a single site.

Dwelling, Duplex – a building that is divided into two (2) dwelling units with separate entrances and separated by a party wall.

Dwelling, High Density – any building containing four (4) or more dwelling units with separate entrances.

Dwelling, Multiple Unit – a building divided into three (3) or more dwelling units as defined here and shall include, amongst others, town or row houses and apartments as distinct from a rooming house, hotel or motel.

Dwelling, Row House – a building with three (3) or more dwelling units side by side with common party walls which separate, without opening, each dwelling unit throughout the entire structure, with each dwelling having frontage onto the front street. Where permitted in the zoning bylaw, a row house may be subdivided into the separate dwelling units along the party walls.

Dwelling, Semi-Detached – a two (2) dwelling units side by side in one (1) building unit with a common party wall which separates, without opening the two (2) dwelling units throughout the entire structure.

Dwelling, Single Detached – a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, including an RTM when attached to its foundation on the site, but not including a mobile or modular home as defined. It may include a basement suite.

Dwelling, Townhouse – a dwelling unit on its own site, attached to two (2) or more other dwelling units, each on their own sites, with a common wall dividing the dwelling units through at least 40 percent (40%) of the depth of the entire structure.

Elevation – the height of a point on the Earth's surface above sea level.

Environmental Reserve – lands that have been dedicated to the Municipality by developers through the subdivision approval process. Environmental Reserve land is land considered to be undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, lands subject to flooding, lands considered to be unstable or unsafe to develop for any other reason. Environmental reserve may also be a strip of land, not less than 6.0 metres (19.69 feet) in width, abutting the bed and shore of any lake, river, stream or any other body of water for the purpose of preventing pollution or providing access to the bed and shore of the water body.

Existing – anything in place, or taking place, on the date of adoption of this bylaw.

Fence – a constructed barrier erected to separate, enclose, screen or divide areas of land.

Flood plain – the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.

Flood proofed – a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

Flood way – the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of 1.0 metre or a velocity of 1.0 metre per second.

Flood fringe – the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of 1.0 metre or a velocity of 1.0 metre per second.

Frontage – the length of the site line front, the site line abutting the street providing access. In the case of a corner lot the shorter side shall be considered the front. Where a pie shaped or non-rectangular lot is involved, the average width of the lot may be considered as the value for calculating the minimum frontage requirement of the lot as long as one (1) additional off-street parking spot has been provided.

Garden Suite – a dwelling unit attached to an accessory building, which is located on the same site as a principal residential use building meant to provide accommodation for personal use or rent, and may include kitchen facilities. This accessory structure is located at grade.

Garage, Private – a building or part of a building or a carport used or intended to be used for the storage of motor vehicles and having a capacity for not more than three motor vehicles for each dwelling unit to which the garage is accessory.

Garage Suite – a dwelling unit attached to an accessory building that is located on the same site as an existing principal dwelling unit to provide additional accommodations for personal use or rent, and may include kitchen facilities. This accessory structure is not located at grade.

Gas Bar – a commercial facility predominately for the sale of gasoline, diesel and propane, and may offer for sale other petroleum products and vehicle accessories.

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

Greenhouse – a building or structure with glass or transparent walls (plastic or other materials) for exhibition or cultivation of plants in a controlled environment.

Gross Floor Area – the total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each story below, at and above grade, excluding attics, balconies, boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage.

Hazard Lands or Undevelopable Lands – land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

Hazardous Material – any material, product, substance, organism, gas, liquid or anything else which because of its quantity, concentration, location risk of spill, chemical or infectious characteristics, carcinogenic or mutagenic properties, is a potential or current threat to the physical environment, human health, living organisms, water supplies or other resources, including but not limited to:

- a) Corrosives.
- b) Explosives.
- c) Flammable and combustible liquids.

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

Health Care Facility – a facility or institution for the provision of health care services, maintenance, diagnosis or treatment of human pain, injury or other physical conditions on an out-patient basis.

Heritage Building or Site – any property or site that is designated by the Village, the Provincial Government or the Federal Government as being a site that should be protected and preserved to protect heritage resources of the Village.

Heritage Resources –

- a) Archaeological and paleontological objects; and
- b) Any property or site of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value.
- c) Heritage resources include built sites and structures, archaeological sites and objects, paleontological localities and objects, traditional cultural locations and cultural landscapes.

Home Based Business – a business, occupation, trade, profession or craft customarily conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly accessory and secondary to the residential use and does not change the character of the dwelling.

Home Assisted Living – a residential facility for adults that can live independently, but may require regular visits from health professionals or additional assistance.

Home Community Residential - a residential facility, licensed under The Corrections and Conditional Release Act or The Correctional Services Act for offenders who are reintegrating into the community after having been sentenced to a term of incarceration, and are now serving a portion of their sentence while reintegrating under supervision into the community. It may also include rehabilitation facilities for the accommodation and supervision or treatment of persons who are receiving supervision or treatment for alcohol or other drug addictions. It may also include homes approved under The Mental Health Services Act. This typically includes:

- a) Halfway house.
- b) Community training residence.
- c) Adult custodial care facility.
- d) Mental health center, psychiatric ward, treatment of mental disorders.

Home, Child Care – a child care facility located in a building where the principal use is a dwelling unit, and which is licensed by the Province of Saskatchewan pursuant to The Child Care Act.

Home, Personal Care - a care home outside of the publicly funded system, licensed under The Personal Care Home Act that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing, grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

Home, Residential Service - facility which provides lodging, supervision, personal care or individual programming in family-like setting, licensed under The Residential Services Act, who:

- a) By reason of need, age or disability or for any other reason are unable to fully care for themselves.
- b) Require safe shelter and counseling appropriate to their circumstances.
- c) It may include:
 - i. Maternity home, provides lodging and pre-natal and post -natal care to women;
 - ii. Transition house, which provides safe shelter and counseling to families in crisis; and,
 - iii. Custodial residence of young offender.

Home, Special-Care - a home or facility, licensed under The Housing and Special-care Homes Act, used for the purpose of providing supervisory, personal or constant nursing care for persons who:

- a) Are unable to fully care for themselves and who require prolonged care.
- b) Are not related by blood or marriage to the person conducting or operating the home or facility.

Residents include the elderly and younger adults with physical or mental disabilities. Nursing Homes for individuals with advanced age or low mobility. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

Hotel – buildings or structures used or advertised as a place where sleeping accommodations are provided in whole or part, and may include accessory uses.

Intersection – any place where two (2) or more streets meet or cross at grade.

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

Landfill – a sight designed specifically to store and/or process solid waste on land in a way that protects and respects the health of residents and the environment in the surrounding area.

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

Legal Access – a lot or parcel that is adjacent to a municipally maintained all-weather road, and meets the frontage requirements of the appropriate zoning district where it is located.

Lot – a parcel or contiguous parcels of land in one ownership as defined in the Lands Titles Act, 2000.

Lot Coverage – the percentage of the lot covered by building, such as principal and accessory use buildings as outlined in this bylaw.

Lot Line, Front – the property line that divides the lot from the street, in the case of a corner lot the line separating the narrowest street frontage on the lot from the street.

Lot Line, Rear – the line at the rear of the lot opposite the front lot line.

Lot Line, Side – a lot line which is neither the front or rear lot line.

Mayor – the Mayor of the Village of Glaslyn.

Membrane Covered Structures – a structure consisting of a frame that is covered with a plastic, fabric, canvas, or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles, or other personal property. The term shall also apply to structures also commonly known as hoop houses, canopy covered carports, tent garages and can be fully or partially covered, but does not include gazebos.

Mini Mall – a structure, including a strip mall, in which a minimum of two of the permitted and discretionary uses of the zoning District are located together, each use having a separate entrance to the outside, and having a gross floor area of less than 3,000 m² (0.74 acres).

Mixed-use Development – development on a tract of land or in a building consisting of two (2) or more different types of uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

Mobile Home – a trailer coach:

- a) That is used as a dwelling for permanent or year round living.
- b) That has water faucets, wash basin, a shower or bathtub, and a toilet that may be connected to a water distribution and sewage collection system.
- c) Certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 series standards.
- d) That is properly skirted and attached to a permanent foundation.

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

Mobile Home Court – any site on which two (2) or more occupied mobile homes are located but does not include an industrial or construction camp or tourist campsite.

Modular Home – a factory built home that is manufactured as a whole or modular unit and is designed 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.

Modular Home, Single Wide – a modular home that is less than 5.0 metres (16.40 feet) in width.

Modular Home, Double Wide – a modular home that is greater than 8.0 metres (26.25 feet) in width.

Modular Unit – a factory built frame or shell which is comprised of supporting and non-supporting walls, siding, and other components of a prefabricated home representing only a section of a dwelling and has neither chassis, running-gear, or its own wheels.

Motel – a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Municipal Facility – any structures or land owned and/or maintained by the municipality that are used for:

- a) Office and meeting space.
- b) Storage of municipal equipment and supplies.
- c) Recreation.
- d) Other institutional purposes.

Municipality – the Village of Glaslyn unless explicitly stated otherwise.

Non-Conforming Building – a building:

- a) 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.
- b) 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:

- a) 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 the zoning bylaw or any amendment to the zoning bylaw affecting the land or building becomes effective.
- b) That on the date the zoning bylaw or any amendment to the 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 – the Official Community Plan for the Village of Glaslyn.

Overhang, Roof – the distance past the base of the wall of a building, over which the roof extends.

Parking Lot – an area other than a street or alleyway, used for the temporary parking of more than four (4) vehicles and available for public use and the use of employees working on, or from the site.

Parking, Off-street – a building, structure or space for the storage of motor vehicles off of public streets or lanes but completely contained within the boundaries of the lot.

Parking Space – a space within a building or parking lot used for the parking of a single (1) vehicle.

Permanent Foundation – a foundation built up to the Canadian Standards Association Code CSA-Z240 series standards. The lower portion of a building, usually concrete, masonry or an engineered wood basement which renders the structure fixed, secure and immobile.

Permitted Use – a use permitted by the Village in a certain zoning district as long as all other bylaw and regulation requirements are met.

Personal Service Establishment – a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Planning and Development Act (PDA), The -The Planning and Development Act, 2007, as amended.

Planning document – any official community plan, a plan prepared for a planning district pursuant to section 102 of The Act, 2007, a zoning bylaw, a subdivision bylaw and any appendices forming part of the plan or bylaw.

Planning decisions – any decision of a municipal council, district planning commission, district planning authority, development appeals board or the Saskatchewan Municipal Board made pursuant to an authority under The Act, 2007.

Porch/Deck – see Deck/Porch.

Principal Building, Structure or Use – the main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Public Works – a system, works, plant, equipment or service, whether owned or operated by or for the Municipality, or by a corporation under agreement with the Municipality, or under a federal or provincial statute, which furnishes any of the following services and facilities to the residents of the Municipality:

- a) Systems for the production, distribution or transmission of electricity.

- b) Systems for the distribution, storage, or transmission of natural gas or oil.
- c) Facilities for the storage, transmission, treatment, distribution or supply of water.
- d) Facilities for the collection, treatment, movement or disposal of sewage and garbage.
- e) Telephone or light distribution lines;
- f) Microwave and cell phone tower communication facilities.
- g) Facilities for optical cable, or cable television services.

Radio and Television Communication Structure – a structure or structures used for receiving and broadcasting radio or television signals.

Ready-to-Move (RTM) Dwelling – a new single detached dwelling constructed off site to National Building Code or CSA-A277 standards to be moved onto a new permanent residential site building foundation.

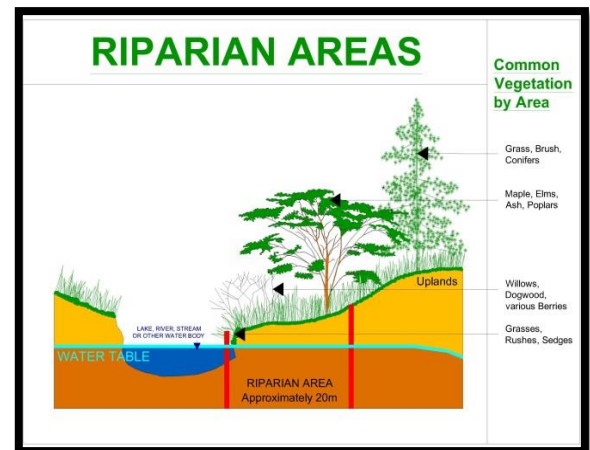
Recreational Facility, Public – a recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

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

Restaurant – a commercial establishment where the primary products sold are food and beverages prepared and served to customers on site at tables or chairs or off-site, as in the case of take out and drive-thru's.

Retail Store – an establishment or establishments engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.

Riparian Area – the areas along the edges of water bodies and waterways such as streams, rivers and lakes that act as important natural bio-filters that protect water bodies and water resources such as groundwater from excessive sedimentation, pollutants in surface water runoff and erosion. These areas and the vegetation within them are instrumental in water quality management and protection and need to be protected. The area that they cover can vary depending on the area where they are located but it will be assumed to be the first 20.0 metres (65.61 feet) from the shoreline in the Village unless evidence to the contrary is provided by what Council determines to be a qualified professional.



Rooming House – a building containing more than one rooming unit.

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

Rural Municipality – a rural municipality within the meaning of The Municipalities Act, 2006.

Sand and gravel – sand and gravel products, excluding ceramic clays, found on the surface of land and obtainable by either or both of the following methods:

- a) Stripping off the surface.
- b) Excavating.

Service Station – a building which is a principal use on a site or a structure which is an accessory use in a clearly defined space on a site where gasoline or other motor fuels are kept for sale and delivery directly into a motor vehicle. Where the service station is a principal use on the site, it may also include the servicing and repairing of motor vehicles.

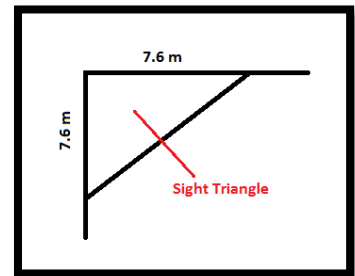
Setback – the minimum distance certain developments must be set back from other uses due to their nature to disqualify future development or injuriously affect the existing development.

Shed – an accessory building for storage purposes.

Shed Package – a store bought package containing a pre-designed shed and its component parts that may or may not need to be assembled.

Sight Triangle, Driveway – the area contained in the triangle formed by the intersection of the edge of a driveway giving access to a street or lane and the property line and a straight line drawn from a point 3.0 metres (10.0 feet) from that intersection along the driveway within the property to a similar point along the property line 3.0 metres (10.0 feet) away from the driveway.

Sight Triangle – the triangular area formed, on a corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are a measured distanced along said site lines.



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, A-Board – an A-shaped portable sign that is used for temporary placement and has no external supporting structure.

Sign, Awning – a non-illuminated sign painted or affixed to the surface of an awning which does not extend beyond the perimeter of the awning.

Sign, Billboard – a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the site on which the sign is located.

Sign, Canopy – a sign attached to, or painted on an awning, canopy or free-standing canopy.

Sign, Construction – a temporary sign erected by a person or company on the premises undergoing construction, identifying pending development and information relating to construction process, labour services, materials or financing, name of building, as well as the owner and participants in the development project, but not including the advertisement of any products.

Sign, Converted Vehicle and Trailer – a vehicle or trailer not originally designed as a sign, but which has been converted or used for that purposes.

Sign, Directional – any sign:

- a) Displaying safety or warning messages.
- b) Directing traffic or providing parking directions.
- c) Giving instructions, directions or orders to persons making use of premises.

Sign, Face – the entire area of a sign on which a copy could be placed. In the case of multi-faced signs, each facial side of the sign shall be included in determining the total sign surface area.

Sign, Facial Area – the entire surface area of a sign or in the case of a painted wall sign the smallest geometric figure which describes the area enclosed by the sign face.

Sign, Free-Standing – a sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building.

Sign, Identification – a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Sign, Portable – a free-standing sign which is capable of being relocated and which may have lettering that can be changed manually, but does not include vehicles and trailers not originally designed as a sign, but which have been converted or used for that purposes.

Sign, Real Estate – a temporary sign that advertises for sale, rent, or lease the land, property or premises on which the sign is displayed.

Sign, Temporary – a sign advertising a message applicable for a defined period of time and not exceeding six (6) months.

Sign, Wall – a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 metres (1.6 feet) from such building or structure.

Site – one (1) or more contiguous surface parcels as defined under The Land Titles Act, 2000, and used as a unit for the purpose of regulation under this zoning bylaw.

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

Site Line, Rear – the boundary at the rear of the site and opposite the front site line.

Site Line, Side – a site boundary other than a front or rear site line.

Statement of Provincial Interest – a statement of provincial interest respecting land use planning and development.

Street – a public thoroughfare which affords the principal means of access to the abutting property.

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

Structural Alteration – the construction or reconstruction of supporting elements of a building.

Structure, Temporary – anything that is built, constructed or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Sustainable – meeting present needs without compromising the ability of future generations to meet their needs.

Temporary Storage Structure – any development without a permanent foundation that is used for storage of products and is not considered part of the principal building. A few examples are canvas garages without a permanent foundation and oil sheds.

Tourist Home – a private home or dwelling other than a rooming house, hotel or motel in which rooms are offered for rent to the travelling public for sleeping accommodations.

Townhouse – a multiple unit dwelling under one roof in which each unit has its own entrance to the outside and each unit is separated from other units by a common wall which has no openings.

Trailer Coach – any vehicle used or constructed in such a way to be used as a conveyance upon public streets or highways. This includes a self-propelled or non-self-propelled vehicle designed, constructed or altered to permit occupancy as a dwelling or sleeping place for one or more persons. The coach must have its running gear removed or raised on a semi-permanent foundation.

Units of measure – units of measure in this Bylaw are metric abbreviated as follows:

ac – acres

ft. – feet

ft² – square feet

m – metre(s)

m² – square metre(s)

km – kilometres

ha – hectare(s)

Village – the Village of Glaslyn unless clearly stated otherwise. Any issue of interpretation of whether Village refers to the Village of Glaslyn shall be decided by the Development Officer.

Yard – any part of a site unoccupied and unobstructed by any principal building or structure.

Yard, Front – a yard extending across the full width of a site between the front site line and the nearest main wall of the principal building.

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

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

Zoning District – a specifically marked area of the municipality that is subject to a corresponding set of development rules and policies contained within the Zoning Bylaw and Official Community Plan.

13.0 Zoning District Map