

# DISTRICT OF LAKELAND

## ZONING BYLAW

Submitted to:

The District of Lakeland

Submitted by:

**CROSBY HANNA & ASSOCIATES**  
LANDSCAPE ARCHITECTURE AND PLANNING  
SASKATOON, SK

January 2014

***Consolidated December 2017***

**\*\*DISCLAIMER\*\***

This Bylaw is **CONSOLIDATED** for convenience only. The District does not warrant that the information contained in this consolidation is current. It is the responsibility of the person using this consolidation to ensure that it accurately reflects current bylaw provisions.

**DISTRICT OF LAKELAND**

**BYLAW NO. 17-2013**

A bylaw of the District of Lakeland to adopt a Zoning Bylaw.

The Council of the District of Lakeland, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 34(1) of *The Planning and Development Act, 2007*, the Council of the District of Lakeland hereby adopts the District of Lakeland Zoning Bylaw, identified as Schedule "A" to this bylaw.
2. The Reeve and District Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. Bylaw No. 7 – 2005, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2014

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2014

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2014

Adoption of bylaw this \_\_\_\_ day of \_\_\_\_\_, 2014

S E A L

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
District Administrator

Certified a true copy of the Bylaw adopted by Resolution of Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
A Commissioner for Oaths in the Province of Saskatchewan  
My appointment expires \_\_\_\_\_

**SCHEDULE A**  
**BYLAW No. 17-2013**

**DISTRICT OF LAKELAND**  
**ZONING BYLAW**

\_\_\_\_\_ Reeve

S E A L

\_\_\_\_\_ Administrator

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## **1. INTRODUCTION**

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### **1.1 Title**

This bylaw shall be known as the Zoning Bylaw of the District of Lakeland. Where the words “Rural Municipality of Lakeland No. 521” or “RM of Lakeland No. 521” appear in this bylaw they shall be deemed to mean District of Lakeland. Where the terms “Municipality” and “Rural Municipal Administrator” appears in this bylaw they shall be deemed to mean “District” and “District Administrator” respectively.

### **1.2 Scope**

All development within the limits of the Municipality shall be in conformity with the provisions of this Bylaw.

### **1.3 Purpose**

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the Official Community Plan (formerly known as the Development Plan). The term “Development Plan” where it appears in this document shall be taken to mean a reference to “Official Community Plan” unless stated explicitly otherwise.

### **1.4 Severability**

If any part of this Bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Bylaw as a whole, or any other part, section or provision of this Bylaw.

## 2. DEFINITIONS

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

**Accessory Building or Use** - a building or use which:

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

**Act** - *The Planning and Development Act, 2007* as amended.

**Adult Entertainment Facility** - premises used in whole or in part for entertainment (including activities, facilities, performances, exhibitions, viewings, or encounters) designed to appeal to eroticism or sexuality and wherein a principal feature or characteristic is the nudity or partial nudity, including suggestive exposure such as through translucent clothing, of any person.

*Bylaw 5-2015, 2015.08*

**Alteration** - any structural change or addition made to any building or structure.

**Amusement Park** - development including go-cart, paint ball and miniature golfing facilities, concessions and arcades, swimming pools, waterslides, batting cages and other similar uses

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

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

**Applicant** - a developer or person applying for a development permit under this Bylaw.

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

**Bare Land Unit** - a bare land unit as defined in the Condominium Property Act, 1993.

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

- (a) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and
- (b) the meal which is provided is served before noon.

**Biomass** – all of the living vegetation matter of a given area, including both above and below ground components.

*Bylaw 6-2016, 2016.07*

**Boat Lift** – a structure that may be attached to a dock, which facilitates the removal of a boat from the water, and which can allow for a boat to be stored above the natural level of a lake.

**Building** - any structure constructed or placed on, in or over land, but does not include a public highway, and includes any structure covered by a roof and supported by walls or columns.

**Building Bylaw** - any Bylaw of the Rural Municipality of Lakeland No. 521 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

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

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

*Bylaw 6-2016, 2016.07*

**Building Line, Established** - for any particular lot, the average of the measurements of the rear yard of adjoining lots for principal buildings that existed as of February 19, 1979. If an adjoining lot is undeveloped or the principal building on the adjoining lot was constructed after February 19, 1979, then the prescribed rear yard requirement shall be used for that lot to determine the average established building line calculations.

**Building Permit** - a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

**Building, Principal** - the main building in which the principal use of the site is conducted.

**Bunk House** – an accessory residential building intended for the purpose of providing temporary sleeping accommodation for guests or for seasonal staff employed in a business conducted on the site and may or may not include communal sanitary and kitchen facilities.

**Campground** - the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for recreational vehicles and trailer coaches as defined herein, used by travelers and tourists.

**Campground, Long Term** – the seasonal operation of an area of land managed as a single unit, which provides long term accommodation for recreational vehicles and trailer coaches used by the same occupants on identified trailer sites for the entire season and which may include sanitary and laundry facilities.

**Campsite** – a designated and delineated area within a campground, long term campground, institutional camp, tourist camp or trailer court to accommodate a single tent, recreational vehicle or trailer coach.

**Cannabis** – cannabis as defined in *The Cannabis Control (Saskatchewan) Act* and includes any products containing cannabis

**Cannabis Retail Store** – a provincially-licensed retail business where cannabis or cannabis products are sold and displayed, and which may include the sale and display of related accessories and ancillary items, but does not include the manufacturing or processing or products to be sold or displayed on-site.

**Car Wash** – any facility used primarily for the exterior and interior washing and cleaning of automobiles and other motor vehicles.

***Bylaw 8-2023, 2023.9***

**Clearcutting** - a silvicultural system in which the entire stand of trees is cleared from an area at one time, regardless of their potential utility on or off the site. It is usually used as a simple means of obtaining wood fibre, but may also be used as a means of removing low quality timber in order to regenerate a new stand.

**Commercial Service Centre** - a development that provides goods and services to tourists and travellers, which includes, on one site, two or more commercial uses that are permitted or discretionary in the district in which the development is located.

**Communication Towers** – means free-standing structure used for transmitting or receiving radio, television, or microwave signals that belongs to one particular person only.

***Bylaw 17-2021, 2021-10***

**Community Centre** - a building and grounds used for recreational, social, educational, health, and cultural activities open to the public or a portion of the public, owned and operated by a public or private non-profit group or agency.

**Contractors' Storage Yard** – the use of land and buildings by any general contractor or builder for the storage of building and construction equipment and materials and the performance of shop work.

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

**Council** - the Council of the District of Lakeland.

**Custodial Care Facility** - Either:

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

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

**Dairy Processing** - facilities for the processing of dairy products such as cheese, cream, yogurt, ice cream and other goods but not including facilities for the keeping, rearing, or milking of animals.

**Deck** – a raised open platform, with or without rails, attached or unattached to a principal building.

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

**Development, Lake Oriented** - development that is situated or proposed to be situated within 1,000 metres of Anglin Lake, McPhee Lake, Emma Lake, or Christopher Lake and is directly oriented, at least in part, to lake or water body resource values for recreation, amenity and/or allure.

**Development, Non-Lake Oriented** - Development that is situated or proposed to be situated at least 1,000 metres away from Anglin Lake, McPhee Lake, Emma Lake or Christopher Lake, or is situated within 1,000 metres of Anglin Lake, McPhee Lake, Emma Lake, or Christopher Lake, but clearly is oriented to a customer base or attractions, facilities, or activities that do not directly relate to lake or water body resource values, and will have limited impact on lake use.

**Development Permit** - a document authorizing a development issued pursuant to this Bylaw.

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

**Distilleries, Wineries, and Breweries** - facilities for the production of alcoholic and other beverages, including the distillation, aging, blending, fermenting, bottling, storage, distribution, promotion, and sale of said beverages.

**Dock** - a structure used for the purpose of mooring boat(s) and for providing pedestrian access to and from the moored boat(s) and can consist of a single dock, wharf or pier, including walkway and access ramp.

**Dwelling Group** - two or more single detached, two-unit or multiple unit dwellings located on a single lot or parcel or developed as a bare land condominium.

**Dwelling, Multiple-Unit** - a detached building consisting of three or more dwelling units as herein defined and shall include town houses, street townhouses and apartment houses but not hotels or motels.

**Dwelling, One-Unit** - a detached building comprised of one dwelling unit as herein defined.

**Dwelling, Semi-Detached** - a dwelling unit on its own site, attached to another dwelling unit on its own site, each unit being separated from other units by a common wall or ceiling which has no openings.

**Dwelling, Single Detached** - a detached building consisting of one dwelling unit as herein defined.

**Dwelling, Street Townhouse** - a dwelling unit contained on its own site, attached to at least two other dwelling units, each on their own sites, each unit being separated from other units by a common wall or ceiling which has no openings.

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

**Dwelling, Two-Unit** - a detached building divided into two dwelling units as herein defined.

**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.

**Estimated Peak Water Level (EPWL)** - the water level calculated by Water Security Agency to determine a flood hazard area.

*Bylaw 6-2016, 2016.07*

**Farmers' Market** – a permanent structure, operated on a seasonal or year-round basis, which allows for agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products, services, and activities.

**Farm Stand** – a direct marketing operation without a permanent structure and only offering outdoor shopping. Such an operation is seasonal in nature and may feature locally-produced agricultural products, enhanced agricultural products, and handmade crafts. Farm stands are typically operated by one producer or group of producers.

**Fence** – an artificially constructed barrier erected to enclose or screen areas of land.

**Fish Management Activities** - activities involved in the proper management of a water body and the surrounding shoreline for the continuous production of fish therefrom.

**Flood Hazard Area** - the land area below the EPWL plus a recommended freeboard.

**Flood Proofing** - techniques or measures taken to permanently protect a structure or development from flood damage.

**Floor Area** - the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, patio, deck, porch, veranda, sunroom, unfinished basement, or attic.

**Foreshore** - The Crown land lying between the lakeshore and registered surface parcels.

**Forest Management Activities** - activities involved in the proper management of an area of forest land for the continuous production of timber therefrom.

**Forest Product Processing** - a value-added processing operation that manufactures, packages, labels, distributes, or stores any forest products.

**Forest Production** - trees, timber, sphagnum moss, wild rice and other shrubs, plants or grasses growing on forest land or in waters on the forest land.

**Forestry** - all plans and operations involved in the management of products in the forest.

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

**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 dwelling with a walk-out basement, grade level shall be determined in accordance with Section 4.21 of this Bylaw.

*Bylaw 6-2016, 2016.07*

**Guest Suite** – a dwelling unit located above or attached to a detached garage or other accessory building or comprising a separate accessory building which contains sleeping facilities but not sanitary or kitchen facilities. A guest suite is accessory to but separate from the principal residential building on the site.

**Hazard Land** – land which may be prone to flooding, slumping, subsidence, landslides, erosion or any other instability or contamination by hazardous material.

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

- (a) Corrosives;
- (b) Explosives;
- (c) Flammable and combustible liquids;
- (d) Flammable solids; substances liable to spontaneous combustion, substances that on contact with water emit flammable gases.
- (e) Gases, compressed, deeply refrigerated, liquefied or dissolved under pressure;
- (f) Oxidizing substances; organic peroxides;
- (g) Poisonous (toxic) and infectious substances;

- (h) Radioactive materials;
- (i) Waste Dangerous Materials; and
- (j) Any other environmentally hazardous substance.

**Highway Sign Corridor** - a strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986", as may be amended from time to time.

**Home Based Business** - an occupation carried on by the occupants of a residence ancillary to a principal use.

**Hotel** – a building with rooms or suites for temporary sleeping accommodation for tourists each with a bathroom and which have shared access via a common interior corridor to a front lobby, an in-house administrative office and an exterior entrance accessible to available onsite parking. Hotels may contain eating, licensed drinking or no-licensed drinking services as well as entertainment, convention, sports, recreation, personal service, office and retail facilities as accessory uses with available.

**Impervious Surface** – any human made graded, hardened surface comprised of asphalt, concrete, masonry or combinations thereof.

**Institutional Camp** - an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which, without limiting the generality of the foregoing, shall include the following: children's camp or establishment, religious camp, artist's camp, retreat, educational camp, recreational camp, sports camp or other similar camp or establishment.

**Kenel, Boarding or Breeding** - the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

*Bylaw 8-2016, 2016.08*

**Lakeshore** – the line denoting the ordinary high-water mark for any lake.

**Landscape Construction** – any clearing, breaking, grading, fertilizing or cultivation of any area or the construction of an outdoor surface for games or athletics of the establishment thereon of living plant material or outdoor furniture, including seating of a type suitable for a garden or park or any functional or aesthetic features contributing to the general landscape design of the area, and includes the provision of any machines, equipment and tools that, in the opinion of the Development Officer, are necessary.

*Bylaw 6-2016, 2016.07*

**Landscaping** – the modification and enhancement of a site through the use of any or all of the following elements:



- (a) hard landscaping or impervious elements consisting of non –vegetative materials such as brick, stone, concrete, tile, wood and architectural elements such as sculptures, walls and retaining walls.
- (b) soft landscaping elements consisting of vegetation including trees, shrubs, hedges and grass, either existing native or proposed non-native species.

*Bylaw 5-2015, 2015.08*

**Lot** - an area of land with fixed boundaries and which is of record on the Land Titles Registry by Certificate of Title.

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

**Marina** – a development attached to land, including an area containing a surface of water, which provides for docks, floats and mooring space for boats.

**Marina, Commercial** – a marina, as defined herein, which includes commercial activity and use including but not necessarily restricted to facilities for the sale of food, confections, fishing equipment and gasoline.

**Marina, Community** - a marina, as defined herein, which provides pedestrian access to and from the moored boat(s) via a walkway and access ramp. Commercial activity and use is not permitted.

**Membrane Covered Structure** - 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 car ports, tent garages and can be fully or partially covered, but does not include gazebos.

**Minister** - The member of the Executive Council to whom, for the time being, the administration of *The Act* is assigned.

**Mobile Home** – a building:

- (a) that is used as a seasonal or year-round one-unit dwelling;
- (b) that is equipped with complete plumbing, electrical and heating facilities; and
- (c) that conforms to the Canadian Standards Association, Construction Standard No. Z 240 MH Series.

**Mobile Home Court** - any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp.

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

**Modular Home** - a factory built home that is manufactured as a whole or modular unit and is designed to be moved on removable chassis to be used as a one-unit dwelling and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA – A 277 standard.

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

**Motel** – an establishment, under one ownership, consisting of a group of attached or detached sleeping units designed and operated to provide temporary sleeping accommodation for tourists, each with a bathroom and an adjoining conveniently located parking space on site and which may also include and consist of a restaurant, licensed dining room and licensed drinking services regulated by the Saskatchewan Liquor Licensing and Gaming Authority.

**Motorized Recreational Vehicle** – means All-Terrain Vehicles (ATVs), boats and snowmobiles.

*Bylaw 12-2017, 2017.12*

**Municipality** - the District of Lakeland.

**Natural Environmental Preservation Area** – an environmentally sensitive area or otherwise significant area that is to be preserved because of its natural or amenity value to the community.

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

**Non-Conforming Building** - a building:

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

**Non-Conforming Site** – a site, consisting of one or more contiguous parcels, that on the date 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 or specific use:

- (a) being made of land or a building or intended to be made of a building under construction, or in respect of which all required permits have been issued, at the date this Bylaw or any amendment to this Bylaw affecting the land or building becomes effective; and

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

**Nurseries, Greenhouses and Garden Centres** – any of the following activities:

- (a) a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies.
- (b) Land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.
- (c) a building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation, together with gardening tools and implements which are sold at retail from such building or site to the general public.

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

**Outdoor Recreational Storage Compound** – an area that is open and exposed to the natural elements and intended for the storage of recreational and automotive vehicles and equipment but not for the storage, stockpiling or accumulation of industrial type goods, materials and equipment.

**Outfitter Base Camp** - a commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

**Outfitting Equipment** - equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing and hunting gear and any other equipment for use in:

- (a) hunting, taking or catching wildlife;
- (b) angling, taking or catching fish; and
- (c) ecotourism, including the viewing and photographing of natural areas, flora and fauna.

**Parking Pads and Garage Pads** – a hard-surfaced area designed for the outdoor parking of motor vehicles.

*Bylaw 6-2016, 2016.07*

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

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

**Parking Space, Vehicle** - a space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 metres wide by 5.5 metres deep, and which has access to a developed street or lane.

**Passive Recreation Use** - a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

**Permitted Use** - a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

**Personal Care Home** – provide lodging, meals and assistance with or supervision of the activities of daily living. They are privately owned and operated businesses, licenced and monitored by the Ministry of Health.

*Bylaw 9-2021, 2021.07*

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

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

**Prefabricated Home** - a building that is manufactured in a factory as a whole or modular unit to be used as one dwelling unit and certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.

**Principal Building** - the main building in which the principal use of the site is conducted.

**Principal Use** - the main activities conducted on a site.

**Private Park** - any open space or recreational area, other than a public park owned and operated or maintained in whole or in part by a private club or religious or fraternal organization for members only, and may include therein one or more swimming, wading and boat facilities, picnic area, ski area, gardens or refreshment rooms.

**Public Park** - any open space or recreational area, owned or controlled by the municipality or by any Board, Commission or other Authority established under any statute of the Province of Saskatchewan.

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

**Public Works** - include:

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

- (f) facilities for the collection, storage, movement and disposal of storm drainage.

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

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

**Recreational Vehicle, Park Model** – a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z241 Series - 03.

**Reeve** - the Reeve of the District of Lakeland.

**Rental Suite** – a dwelling unit located within and ancillary to a single detached dwelling.

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

**Resort Commercial Development** - development that:

- (a) provides commercial accommodation, including hotels, motels, outfitter base camps, trailer courts, tourism base camps and campgrounds that are principally intended for vacationing, relaxation and conference activities for visitors to the community, and may include:
  - (i) provision of incidental or associated recreation opportunities, such as golf, horseback riding, swimming, tennis, hiking, backpacking, canoeing, boating, angling, hunting, skiing, snowmobiling, snowshoeing and other similar outdoor activities
  - (ii) facilities and services provided as part of a planned, integrated resort complex, including: restaurants and lounges, night clubs, taverns, retail / service commercial uses targeted at resort clientele, offices and office buildings; or
- (b) recreation opportunities as described above but not necessarily in association with the provision of accommodation.

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

**Retail / Service Commercial** - the sale or display of merchandise to the public, including the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment and establishments engaged in providing the care of a person or their apparel and accessories, including but not limited to childcare services, beauty salons and barber shops, massage services, health clubs, tanning beds, spas, esthetics, shoe repair, laundry

service, laundromats, dry cleaning, tailor or seamstress services, photographic studios and other similar uses, including the provision of health related services.

**Retaining Wall** – a structure designed and used to hold secure and intact existing ground or imported fill materials located against it.

**Rural Municipal Administrator** - the official administrator for the municipality pursuant to *The Municipalities Act*.

**Safe Building Elevation (SBE)** - a level as defined by the Ministry of Government Relations at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is calculated as the EPWL plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams and erosion. The WSA (Water Security Agency) usually recommends a freeboard of 0.5 m for most situations but may be increased to 0.6 m where dykes are used for flood proofing or 1 m in lake or river areas with greater uncertainty in estimating hydrological response.

*Bylaw 5-2015, 2015.08*

**School** - a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

**Selective Cutting** - a silvicultural system used to create or maintain uneven-aged tree stands, usually by the periodic removal of groups of trees or individual trees. It is undertaken to provide periodic harvests while maintaining full residual stand growth rates.

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

*Bylaw 8-2023, 2023.9*

**Sign** - any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (b) is used to announce, direct attention to, or advertise a use or building; and
- (c) is visible from outside the building.

**Silviculture** - the art, science and practice of controlling the establishment, composition, health, quality and growth of the vegetation of forest stands. Silviculture involves the manipulation, at the stand and landscape levels, of forest and woodland vegetation, including live vegetation, and the control of production of stand structure, such as snags and down logs.

**Site** - one or more contiguous lots under one title and used, or intended to be used, by a single principal use.

**Site, Corner** - a site at the intersection or junction of two or more streets.

**Site Coverage** – the portion of a site that includes all roofed areas of all buildings including porches, verandas, garages, carports, membrane covered structures, decks and patios, accessory buildings and in ground swimming pools.

**Site Drainage Plan** - a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

**Site Frontage** - for rectangular sites, the horizontal distance between the side site lines of the site measured along the front site line. For non-rectangular sites, the average of the horizontal distances between the side site lines of the site measured along the front and rear site lines.

**Site, Interior** - a site other than a corner site.

**Site, Lakeshore** - includes any residential site that abuts the bank of the lake, or that abuts municipal or environmental reserve land that abuts the bank of the lake, or abuts the foreshore.

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

**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.

**Sight Triangle** – the triangular area formed on corner sites by the intersecting front and side site lines at a street intersection and the straight line joining the said site lines as shown in attached Figure 2-1.

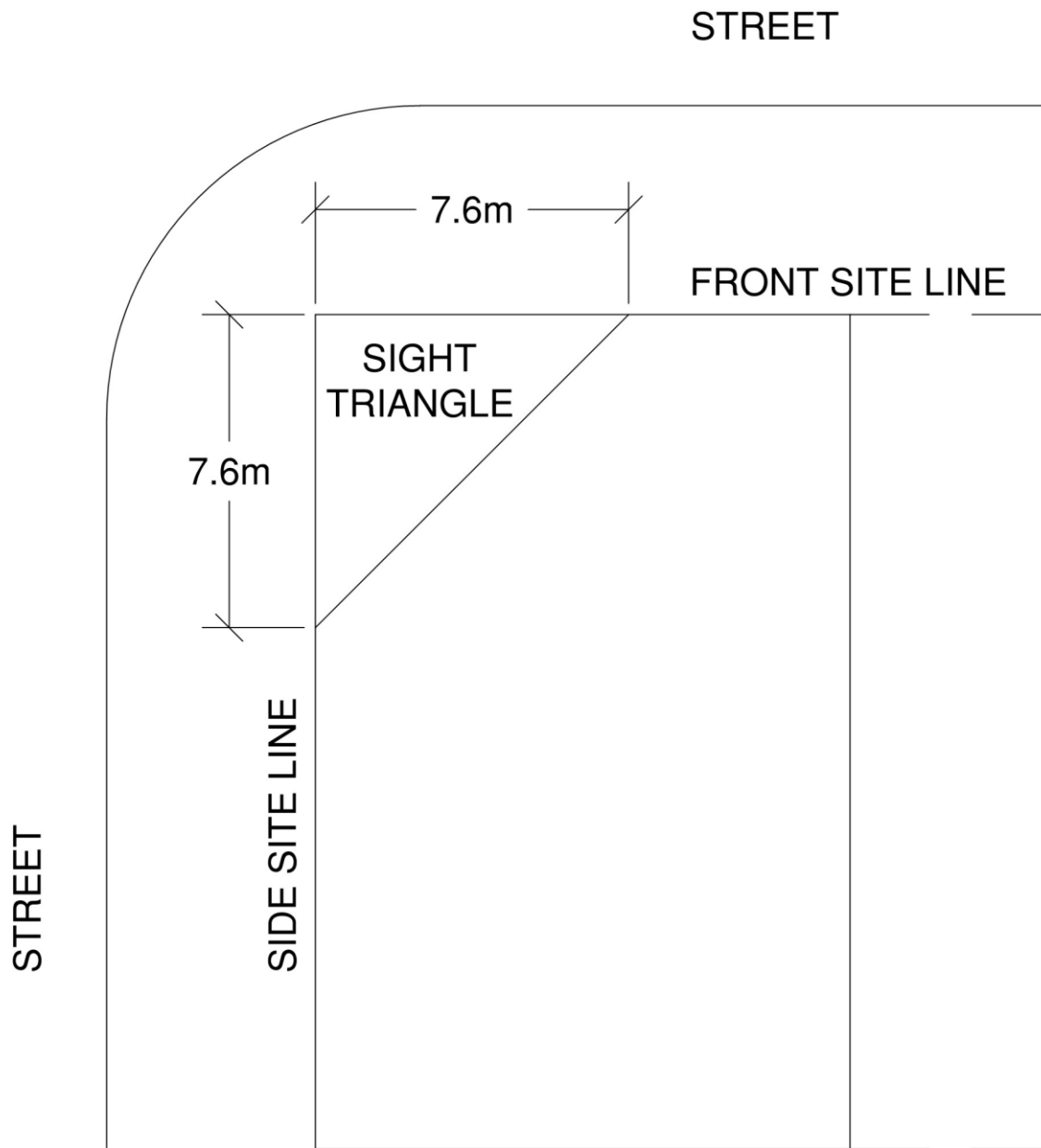


FIGURE 2-1: Sight Triangle



**Staff Accommodation** - one or more buildings including mobile homes and / or trailers that provide living quarters with or without eating facilities exclusively for the employees of the business that is the principal permitted or discretionary use on the same site or an adjoining site.

**Street** - a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane.

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

**Subdivision** - a division of land, as described in the regulations made pursuant to *The Land Surveys Act, 2000*;

**Tattoo/Art Studio** – an establishment in which tattooing is carried out professionally for commercial purposes

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

**Temporary Building** - a building without a foundation or footing, and that is to be removed upon expiration of a designated time period.

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

**Temporary Work Camp** - means a temporary residential complex used to house camp workers by various contracting firms on a temporary basis of more than 28 days and less than one (1) year. The camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities.

**Tourism Base Camp** - a commercial recreation facility which provides outfitting services for the viewing of natural areas and wildlife, but not including services for hunting, taking, catching or angling of wildlife or fish, and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment.

**Tourist Camp** - a facility which has two or more cabins for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreational vehicles.

**Trailer Coach** – any recreational vehicle as defined herein or park model recreational vehicle as defined herein that is used or constructed in such a way to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle, designed, constructed or reconstructed in such a manner as to permit

occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or that it is jacked up.

**Trailer Court** - a site for the accommodation of two or more camp sites for trailer coaches, including any building or structure used or intended for use as part of the equipment for such trailer court, but does not include an industrial or construction camp.

**Trapping** - the taking of fur animals by a trapper licensed under the *Wildlife Act, 1998* and associated regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner, and may include accessory buildings secondary and accessory to the use.

**Use** – the purpose or activity for which a piece of land or its buildings is designed, arranged, occupied or maintained.

**Use, General Industrial** - any of the following activities:

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

**Use, Hazardous Industrial:** an industrial use involving the manufacturing, storage, processing, transshipment, collection, treatment or disposal of hazardous materials or chemicals.

**Vehicle** – means cars, vans, sport utility vehicles, trucks and/or motorcycles.

*Bylaw 12-2017, 2017.12*

**Vehicle Repair Shop** – means a development used for the servicing and repair of vehicles, motorized recreational vehicles, and recreational vehicles and the incidental sale, installation or servicing of related accessories and parts. It includes transmission shops, muffler shops, tire shops, glass shops, and upholstery shops.

*Bylaw 12-2017, 2017.12*

**Waste Management or Disposal Facility, Liquid:** a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

**Waste Management or Disposal Facility, Solid:** a facility, not including a waste transfer station, to accommodate discarded materials, substances or objects which originated from

residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Wildlife Management Activities** - activities involved in the proper management of an area or region for the continuous production of wildlife therefrom.

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

**Yard, Front** - that part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

**Yard, Rear** - that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

**Yard, Required** - the minimum yard required by a provision of this Bylaw.

**Yard, Side** - the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

### **3. ADMINISTRATION**

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#### **3.1 Development Officer**

The District Administrator shall be the Development Officer responsible for the administration this Bylaw. The Administrator may appoint a Development Officer subject to the approval of Council, to whom duties in the administration of the Zoning Bylaw may be delegated.

#### **3.2 Application for a Development Permit**

3.2.1 Every person shall obtain a development permit **before** commencing any development within the municipality, except as listed in Section 3.3.

3.2.2 Without limiting the generality of 3.2.1, a development permit will be required for:

- (1) Forestry and forest management activities on non-provincial forest land.
- (2) Retaining walls.
- (3) Lighting fixtures and equipment.
- (4) Private sewage disposal tanks and facilities.

*Bylaw 10-2022, 2022.05*

#### **3.3 Development Not Requiring a Permit**

3.3.1 Developments which **do not** require a development permit include:

- (1) Public Works: Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality. **Note**: a permit is required for the installation of new transmission lines.
- (2) Municipal Facilities: Any facility installed and operated by the Municipality.
- (3) Signs: Subject to the provisions of Section 4.10 of this Bylaw.
- (4) Docks: The placement of docks shall not require a development permit under this bylaw but shall require a licence under Bylaw No. 6-2013, "A Bylaw for the Control, Regulation and Use of Marinas, Docks and Boat Lifts."
- (5) Trapping: Trapping does not require a development permit.

*Bylaw 5-2015, 2015.08*

- (6) Forestry and Forest Management on Provincial Forest Land: Forestry and forest management on provincial forest land does not require a development permit.
- (7) Gravel, Fences, and Accessory Buildings under 9.29 square meters: Gravel, Fences, and Accessory Buildings under 9.29 square meters do not require a Development Permit

*Bylaw 10-2022, 2022.05*

- 3.3.2 Development listed in Section 3.3.1 must be allowed in the district in which they are proposed to be located and must comply with the regulations of this Bylaw.

### **3.4 Application Requirements**

- 3.4.1 Every application for a development permit and a discretionary use approval, except for an application for: a home-based business, a change in use only, a fence, lighting fixtures and equipment, a development that does not include any buildings or changing of site grades, shall be accompanied by the following:

*Bylaw 5-2015, 2015.08  
Bylaw 10-2022, 2022.05*

- (1) The name, address and telephone number of the applicant and property owner and the complete legal description of the subject property.
- (2) The Development Officer may require, as a condition of an approved development permit, that the proponent furnish a Real Property Report (RPR), prepared by a Saskatchewan Land Surveyor, to confirm the location of completed foundation work for the proposed development in accordance with the requirements of the zoning bylaw, prior to the issuance of the building permit. This provision may not apply to the issuance of a development permit approval for a proposed development in the RF – Rural Forest District.

An RPR may be required at the discretion of the Development Officer as part of the development permit application to provide the following information:

- (a) Contour lines at 1meter intervals for sites on which the slope of the proposed building site is greater than 10% and for sites adjoining a water body. The requirement for site contour information shall not apply for development of a site that does not involve changes to site grades.
- (b) For site adjoining a water body, the RPR shall show the bank of the water body and the water elevation at the date of the survey.

*Bylaw 5-2015, 2015.08*

- (3) A site plan drawn to scale with a north arrow showing the following information:
- (a) The location of adjacent streets and utilities and the proposed access to the site.
  - (b) The location and dimension of proposed new buildings and structures or proposed additions to existing buildings or structures showing conformity to all required front, side and rear yard building setback and site coverage requirements.
  - (c) The proposed method and location of on-site sewage disposal and all utility lines and facilities associated with the proposed building construction.
  - (d) The location of existing vegetation to be retained and all hard and soft landscaping development proposed for the site in accordance with Section 4.16 herein.
  - (e) The plan must illustrate how site drainage will occur and demonstrate that proposed site development will be undertaken in a manner to ensure that surface drainage will not adversely affect adjacent property.

The site plan may be prepared by the applicant for the development permit.

- (4) An approval of an application for a development permit shall be issued on the condition that the applicant furnish a Real Property Report (RPR) to confirm the completion of development and compliance with all the requirements of the approval and the bylaw. The RPR shall illustrate:
- (a) contour information to show the finished building grade and to confirm the manner of site drainage.
  - (b) compliance with any prescribed condition in the approval of a development permit, including the condition that a previously existing dwelling or structure being replaced by new development be removed from the site.

***Bylaw 6-2016, 2016.07***

- 3.4.2 For certain developments such as subdivisions and re-zoning applications or discretionary uses, additional information shall be required in support of the application, as follows:

***Bylaw 23-2021, 2021.12***

- (1) The applicant for a development permit for a mobile home court, campground, tourism base camp, tourist camp, outfitter base camp, trailer court or institutional camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, mobile home sites and campsites with dimensions. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling

or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.

- (2) An applicant for a discretionary use approval may be required to provide documentation, to Council's satisfaction, as specified in the District Official Community Plan and documentation that the locational criteria set out in the District Official Community Plan are satisfied.

*Bylaw 5-2015, 2015.08*

- (3) An applicant for a discretionary use approval for a public work in the form of a solid or liquid waste management or disposal facility shall provide documentation, to Council's satisfaction the distances to the nearest land uses, development types and municipal limits, whether within the Municipality or within an adjacent municipality, listed in Table 5-1 of the District Official Community Plan and measured as specified in the notes to that table (refer to Section 5.3(8) of the District Official Community Plan).

*Bylaw 5-2015, 2015.08*

- (4) An applicant for a discretionary use approval for forestry and forest management activities on non-provincial forest land may be required to submit a woodlot / forest management plan prepared by an accredited professional forester.

- (5) An application for major development such as, but not limited to, subdivisions and re-zoning requests are subject to the Development Officer mailing a notice of the application to the assessed owner of each property within 75 meters of the subject property after Council's review of the application.

*Bylaw 23-2021, 2021.12*

- (6) The notice described in (5) above shall describe the use applied for, describe the location of the use and specify the date, time and location of the Council meeting at which the application will be considered.

*Bylaw 23-2021, 2021.12*

- (7) The notice described in (6) above shall be mailed no less than two weeks prior to the date of the Council meeting at the application will be considered.

*Bylaw 23-2021, 2021.12*

### **3.5 Development Permit Application Process**

- 3.5.1 The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete, of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

- 3.5.2 The Development Officer may submit any application to Council for a decision on the interpretation of the Bylaw, or on special conditions provided in the 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.

- 3.5.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the District Building Bylaw, the District Official Community Plan and The Act.

*Bylaw 5-2015, 2015.08*

- 3.5.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of *The Act*.

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

- 3.5.6 The Development Officer may revoke a development permit where:

- (1) the development permit has been issued in error; or
- (2) an approved development is not being developed or operated in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.

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

### **3.6 Discretionary Use Applications**

#### **3.6.1 Discretionary Use Application Process**

- (1) The following procedures shall apply to discretionary use applications:

- (a) The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete, of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

- (b) The application will be reviewed by the Development Officer for conformance with the District Official Community Plan, this Zoning Bylaw and any other applicable policies and regulations, and will refer the application, along with a written report documenting the results of the review, to Council.

*Bylaw 5-2015, 2015.08*

- (c) Council will review the application and Development Officer's report and may request comments or information from other government agencies to assist in Council's review



of the application, where appropriate.

- (d) When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered.
- (e) The Development Officer shall mail a notice of the application to the assessed owner of each property within 75 metres of the subject property.
- (f) The notice described in (e) above shall describe the use applied for, describe the location of the use and specify the date, time and location of the Council meeting at which the application will be considered.
- (g) The notice described in (e) above shall be mailed no less than two weeks prior to the date of the Council meeting at which the application will be considered.
- (h) In addition to the requirements set out in (e) above, the Development Officer shall advertise the proposed discretionary use by mailing a copy of a notice of the application to the assessed owner of each property within 1.6 kilometres of the proposed discretionary use for the following uses:
  - (i) kennels, boarding or breeding. *Bylaw 8-2016, 2016.08*
  - (h) tattoo/art studio *Bylaw 1-2019, 2020.07*

### 3.6.2 Discretionary Use Evaluation Criteria

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the zoning district in which they are located. For the purposes of this Section, applications shall be deemed to conform with the yard, open space and other requirements of the district where such requirements are met as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee.
- (2) The following objectives must be considered in the review of discretionary use applications:
  - (a) the proposal must be in conformance with all relevant sections of the District Official Community Plan and Zoning Bylaw. *Bylaw 5-2015, 2015.08*

- (b) there must be a demand for the proposed use in the Rural Municipality, and a limited supply of land currently available in the Rural Municipality capable of accommodating the proposed use.
- (c) the proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
- (d) the proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

### 3.6.3 Terms and Conditions for Discretionary Use Approvals

- (1) In approving a discretionary use application, Council may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:
  - (a) the proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties.
  - (b) the proposal must provide adequate access and circulation for the pedestrian and vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces.
- (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Bylaw.
- (3) Council's approval of a discretionary use application is valid for a period of 12 months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.

- (4) Council may direct that a discretionary use permit extension be granted for an additional 12-month period by the Development Officer.
- (5) If an approved discretionary use or form of development ceases to operate for a period of six (6) months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.

### **3.7 Validity of a Development Permit and Building Permit**

#### **3.7.1 Development Permit Invalid**

The effective period for a development permit is 12 months but may be extended for an additional 12-month period by the Development Officer upon payment of the prescribed fee by the District. A development permit shall be automatically invalid and development shall cease, as the case may be:

*Bylaw 5-2015, 2015.08*

- (1) if the proposed development is not commenced within 12 months from the permit issuance date, or
- (2) if the proposed development is discontinued, for a period of 12 or more months or
- (3) when development is undertaken in contravention of a development permit, specified development standards, or other provisions of this bylaw.

*Bylaw 6-2016, 2016.07*

#### **3.7.2 Building Permit Invalid**

- (1) A building permit shall not be issued unless a development permit, where required, has been granted and any condition of said development permit has been met to the satisfaction of the Development Officer.
- (2) If a development permit is deemed invalid, a new building permit is required in conjunction with the issuance of a replacement development permit. An extension of a building permit may be granted in conjunction with an extended development permit if the permit holder applies to the municipality.

*Bylaw 5-2015, 2015.08*

### **3.8 Licenses, Permits and Compliance with Other Bylaws**

- 3.8.1 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the municipality, or from obtaining permission required by this or any other bylaw in the municipality, the province or the federal government.

3.8.2 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

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

### **3.9 Amendment of Zoning Bylaw**

3.9.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.

3.9.2 Council may, by resolution, authorize an amendment to the Zoning Bylaw, and that amendment shall be adopted, by bylaw.

3.9.3 Sections 207 - 212 of *The Act*, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw to amend this Zoning Bylaw.

### **3.10 Development Appeals Board**

3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 237 of *The Act*.

3.10.2 A person who wishes to appeal to the Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Board.

3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Board.

3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.

3.10.5 Nothing in this section authorizes a person to appeal a decision of the Council:

- (1) refusing to rezone land; or
- (2) rejecting an application for approval of a discretionary use.

3.10.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Act* shall apply.

### **3.11 Minor Variances**

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

- 3.11.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

### **3.12 Fees**

- 3.12.1 Amendment of the Zoning Bylaw - In addition to the application fee, where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment.

#### **3.12.2 Application Fees**

- (1) An applicant applying for a development permit or for the reissue of a development permit shall pay an application fee in accordance with the fees established by Council:

*Bylaw 6-2016, 2016.07*

*Bylaw 10-2022, 2022.05*

- |     |  |          |
|-----|--|----------|
| (a) | Permitted principal use:   | \$200.00 |
| (b) | Permitted accessory use:   | \$100.00 |
| (c) | Ancillary use:   | \$100.00 |
| (d) | Discretionary principal use:   | \$200.00 |
| (e) | Minor variance:  | \$100.00 |
| (f) | Development appeal:  | \$50.00  |
| (g) | Miscellaneous development:   | \$25.00  |
|     | (i) the removal or addition of sand/gravel/fill from or onto property; |          |
|     | (ii) erection of retaining walls;                                      |          |
|     | (iii) removal or installation of septic tanks; and                     |          |
|     | (iv) tree removal/lot clearing.  |          |

*Bylaw 5-2015, 2015.08*

### **3.13 Zoning by Agreement**

A zoning designation which is subject to an agreement entered into pursuant to Section 69 of The Act and Section 23(2) of the North Central Lakelands District Official Community Plan shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

*Bylaw 6-2016, 2016.07*

### **3.14 Zoning Compliance, Offenses and Penalties**

- (1) Pursuant to Section 242 of *The Act*, the Development Officer may inspect any development suspected of contravening *The Act*, or any regulation or bylaw made pursuant to *The Act*. If it is determined that a contravention exists, the Development Officer or such other designated District official may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a zoning compliance order pursuant to Section 242(4) of *The Act* to achieve bylaw conformance.

- (2) Any person who violates this bylaw is guilty of an offence and liable upon summary conviction, to penalties and subject to an order as stated in Section 243 of *The Act*.

## **4. GENERAL REGULATIONS**

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Except as noted, the following regulations shall apply to all Zoning Districts in this Bylaw:

### **4.1 Frontage on Road**

A development permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather registered road, or unless satisfactory arrangements have been made with Council for the improvement or building of a road, where required.

### **4.2 Development on Hazard Lands**

4.2.1 Where a proposed development of a building is located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.

4.2.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in clause (1), 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 a 1 in 500 flood elevation.
- (2) the potential for slope instability.
- (3) the required mitigation measures for construction on areas of high water tables if any.

#### **4.2.2 A Contaminated Soil**

Council may require a Phase I environmental assessment and, if warranted, a Phase II environmental assessment where it receives a development permit application for any site with potential soil contamination. The Phase II environmental assessment will determine the need for a remedial plan to identify necessary work to address soil contamination issues. Alternately, it may conclude that site conditions are causing adverse effects which substantiate notification to the appropriate regulatory authority. A final decision respecting the development permit application will be held in abeyance until soil contamination concerns are resolved.

- 4.2.3 Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a permit for any development for which, in council's opinion, the proposed actions are inadequate to address the adverse effects, or will result in excessive municipal costs.

#### **4.3 Building to be Moved**

No building shall be moved within, or into, the municipality, without first obtaining a development permit from the Development Officer.

#### **4.4 Waste Disposal**

- 4.4.1 Any development or use of land which requires sewage disposal facilities shall be subject to Bylaw 3-2011, a Bylaw to Control the Collection, Storage and Disposal of Waste" as may be amended from time to time and shall require a development permit under this Bylaw. Sewage disposal facilities shall adhere to the following minimum yard requirements:

*Bylaw 5-2015, 2015.08*

- (a) Side yard: 3 metres (9.8 feet) or as required by the Prince Albert Parkland Health Region pursuant to *The Provincial Plumbing Regulations*.
- (b) Front and Rear Yard: 3 metres (9.8 feet).

- 4.4.2 Any development or use of land which requires sewage disposal facilities shall be subject to the Rural Municipality's Sewage Bylaw No. 5-88 and subsequent amendments thereto.

#### **4.5 Water**

No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Water Security Agency.

*Bylaw 6-2016, 2016.07*

#### **4.6 Storage of Chemicals, Fertilizers, and Combustible Materials**

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.

#### **4.7 One Principal Building Permitted on a Site**

4.7.1 Not more than one principal building shall be permitted on any one site except for:

- (1) Public utility uses;
- (2) Institutional uses;
- (3) Dwelling groups;
- (4) Commercial service centres;
- (5) Mobile homes and trailers within an approved Mobile Home Court or Trailer Court;
- (6) Staff accommodation; and
- (7) Ancillary uses as specifically provided for in this Bylaw.

#### **4.8 Non-conforming Uses, Buildings and Sites**

4.8.1 The provisions of Sections 88 to 93 of *The Act* shall apply to all non-conforming uses, buildings and sites.

4.8.2 No existing building, site or use shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the International System of Units (S.I) where such nonconformity results solely from the conversion and is reasonably equivalent to the S.I. standard herein established.

#### **4.9 Mobile Homes and Prefabricated Homes**

4.9.1 Wherever a one-unit dwelling is allowed, it may be in the form of a double-wide prefabricated home but not in the form of mobile home or a single-wide prefabricated home.

4.9.2 Every mobile home shall bear CSA Z240 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

4.9.3 Every prefabricated home shall bear CSA A277 certification, or a replacement thereof, and shall be attached to a permanent foundation.

#### **4.10 Regulations for Signs and Billboards**

##### **4.10.1 Signs Located in Highway Sign Corridor**

- (1) Signs located in a highway sign corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 2 shall not apply.
- (2) No sign shall have a facial area in excess of 12 m<sup>2</sup> in area.



- (3) Upon receipt of any permit for the sign from the provincial government, the applicant shall submit a copy to the municipality along with the design of the sign as approved. The sign shall only be permitted for such time as a valid provincial permit exists for the sign.

#### 4.10.2 Signs Other Than in a Highway Sign Corridor

- (1) Any sign located in other than a highway sign corridor, may only advertise an agricultural use, commercial use, industrial use, farm or home-based businesses, institutional use, the principal use of a premises or the principal products offered for sale on a premises.
- (2) Government signs, memorial signs, signs identifying residential occupants or addresses and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (3) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- (4) Billboard and other off-site advertising signs are prohibited, except in a highway sign corridor or as permitted in Section 4.10.5.
- (5) All private signs shall be located so that no part of the sign is over a public right of way.

#### 4.10.3 Signs in Residential Districts

- (1) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a premises. Permitted signs shall be subject to the following requirements:
  - (a) No more than two (2) signs shall be permitted on an individual site.
  - (b) No sign shall have a facial area in excess of 0.37 m<sup>2</sup> in area, but the two permitted signs may be combined and the total facial area shall not exceed 0.74 m<sup>2</sup>. Each sign may be double faced.
  - (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
  - (d) The maximum height of any sign shall be 3.5 m.

#### 4.10.4 Signs in Non-Residential Districts

- (1) Signs and billboards that are not located in a highway sign corridor or a residential district, and that advertise an agricultural use, commercial use, industrial use, farm or home-based businesses, institutional use, the principal use of a premises or the principal products offered for sale on a premises located within the municipality, are subject to the following requirements:
  - (a) No more than two (2) signs shall be permitted on the premises.
  - (b) No sign shall have a facial area in excess of 3.3 m<sup>2</sup> in area, but the two permitted signs may be combined and the total facial area shall not exceed 6.6 m<sup>2</sup>. Each sign may be double faced.
  - (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
  - (d) The maximum height of any sign shall be 6.08 m.

#### 4.10.5 Signs on Municipal Property

- (1) No signs shall be allowed on municipal reserves, buffer strips, walkways, or land owned by the municipality unless they conform to the provisions of this Bylaw and unless permission has been received in writing from the municipality.

*Bylaw 5-2015, 2015.08*
- (2) No sign shall have a facial area of more than 0.4 square metres.
- (3) The maximum height of any sign shall be 3.5 m.

#### **4.11 Public Works, Pipelines and Facilities of the Municipality**

- (1) Public works and facilities of the Municipality, 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.
- (2) 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 to protect the municipal interest in the existing and future improvements to the road.

#### **4.12 Storage of Vehicles**

- (1) This Section shall not apply to permitted machinery or automotive salvage yards.
- (2) Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

*Bylaw 17-2020, 2021.06*

#### **4.13 Special Standards and Regulations**

##### **4.13.1 Home Based Businesses**

- (1) Without limiting the authority of the Development Officer to approve other types of home-based business applications, the following uses are specifically permitted as home-based businesses, subject to the applicable development standards contained within Section 4.13.1(3):
  - (a) dressmaker, seamstress or tailor;
  - (b) office of a professional, or one who offers skilled services to clients and is not engaged in the sale of goods or products to clients;
  - (c) music, dancing or art instruction, limited to no more than three students at a time;
  - (d) the creation of home crafts for sale off site, such as novelties and souvenirs, corsage and flower arrangements, gift baskets, and other handicrafts including but not limited to ceramics, pottery, leather goods and jewellery;
  - (e) art restoration;
  - (f) electrolysis, acupuncture, reflexology and massage therapy;
  - (g) typing, word processing and computer programming services;
  - (h) administrative office of a contractor;
  - (i) beauty parlours, barber shops and esthetics; and
  - (j) photographer's studios.

- (2) Without limiting the authority of the Development Officer to deny applications for other types of home-based businesses which do not meet the requirements of this Bylaw, the following uses are prohibited as home occupations:
- (a) restaurants and tea rooms;
  - (b) health or fitness clubs, suntan centres, tattoo parlours and body piercing studios;
  - (c) laundry services, laundromats, dry cleaners, self-serve laundry and shoe repair;
  - (d) veterinary services, boarding, grooming or care of animals;
  - (e) motion picture or recording studios;
  - (f) printing, screen printing and engraving services;
  - (g) repair, rental or sharpening services;
  - (h) hotels and hospitals;
  - (i) headquarters, dispatching, or base of operations of a trucking, taxi, delivery or towing operation;
  - (j) the painting, repairing, refitting, cleaning, refurbishing or selling of motor vehicles or machinery;
  - (k) welding or metal works;
  - (l) on-site sale of any products, ware, goods or merchandise normally sold by a retail commercial establishment or convenience store; and
  - (m) businesses utilizing large power tools and machinery, or businesses involved in the mass production of similar items or products.
- (3) The following development standards shall apply to all home-based businesses:
- (a) No persons other than residents of the dwelling unit shall be employed in the home-based business on the site.
  - (b) The home-based business shall be conducted entirely within a dwelling unit or accessory building.
  - (c) There shall be no exterior storage on the site in relation to the home-based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property.
  - (d) no noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home-based business shall be produced.

#### 4.13.2 Campgrounds (Short and Long Term), Tourist Camps and Trailer Courts

- (1) A campground, tourist camp or trailer court shall have, within its boundaries, a buffer area abutting the boundary which shall:
  - (a) have a minimum width of not less than 2 metres in width, which shall contain no buildings or structures, except for a fence to a maximum height of 2 m (6.56 ft), provided it is located on the exterior boundary of the buffer area, and;
  - (b) not contain any roads, except those which connect a public roadway to the road system within the campground, tourist camp or trailer court.
- (2) Each campsite that is permitted in a campground, tourist park or trailer court shall be designated and clearly marked on the ground and shall have a minimum area of 140 m<sup>2</sup> (1506.9 ft<sup>2</sup>).
  - (a) One accessory building less than 9.3 m<sup>2</sup> (100 square feet) in floor area shall be permitted on each campsite, subject to Section 4.13.11(5)(a), and accessory buildings shall be located a minimum of 0.5 metres from the boundaries of a campsite.

*Bylaw 6-2016, 2016.07*
  - (b) One covered or uncovered deck shall be allowed for each campsite which may extend outward from the wall of the principal building or trailer coach that contains the main entrance a distance of 3.7 metres (12 feet). No deck or roof cover shall be attached to the principal building or trailer coach.
  - (c) A fence is permitted for each campsite to a maximum height of 2 m (6.56 ft).
- (4) No portion of any campsite shall be located within an internal roadway or required buffer area.
- (5) Each campsite shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (6) For each campsite, every main wall or slide out for the principal building or trailer coach and every accessory building shall be located a minimum distance of .3 metres (1 foot) from a designated campsite boundary.

- (7) The space provided for roadways within a campground, tourist camp or trailer court shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway. A campground owner may make application to the Development Officer to reduce the width of a roadway dedicated to two-way traffic to a minimum of 6 metres (19.7 feet) and the width of a roadway dedicated to one-way traffic to a minimum of 4 metres (13.1 feet).
- (8) A campground, tourist camp or trailer court may include, as an ancillary use, a laundromat or a convenience store designed to meet the needs of occupants of the camp sites and a single one-unit dwelling for the accommodation of the operator.
- (9) Any proposal to increase the intensity of use of an existing campground, tourist camp or trailer court by the addition to the number of campsites shall be subject to the provisions of Section 11.2.3(7) of the Official Community Plan and shall require a development permit under this Bylaw.
- (10) The Public Health Act, and Regulations passed thereunder, shall apply to all operations and development of campgrounds.

#### 4.13.3 Mobile Home Courts

- (1) Mobile home courts shall have, within their boundaries, a buffer area abutting the boundary which shall:
  - (a) have a minimum depth of not less than 2 metres and which shall contain no buildings or structures; and
  - (b) not contain any roads, except those which connect a public roadway to the road system within the mobile home court.
- (2) Each mobile home site permitted in a mobile home court shall be designated and clearly marked on the ground.
- (3) Each mobile home site shall have a minimum area of 379.8 square metres.
- (4) No portion of any mobile home site shall be located within an internal roadway or required buffer area.
- (5) Each mobile home site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.

- (6) Each mobile home shall be located at least 4.5 metres from any other mobile home and each mobile home site shall have dimensions, location and orientation sufficient to allow for such location of mobile homes.
- (7) The space provided for roadways within a mobile home court shall be at least 7.5 metres in width. No portion of any mobile home site, other use or structure shall be located in any roadway.
- (8) A mobile home court may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the mobile home court and a one-unit dwelling for the accommodation of the operator.
- (9) The Public Health Act, and Regulations passed thereunder, shall apply to all operations and development of mobile home courts.

#### 4.13.4 Public Works in the Form of Solid and Liquid Waste Management or Disposal Facilities

- (1) Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
  - (a) A buffer strip containing trees, shrubs or a berm, no less than 3 metres in width, shall be located surrounding a lagoon or sanitary landfill disposal area.
  - (b) Any solid or liquid waste disposal facility shall be fenced.

#### 4.13.5 Bed and Breakfast Homes

- (1) Bed and breakfast homes shall be subject to the following requirements:
  - (a) Bed and breakfast homes shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence.
  - (b) Bed and breakfast homes shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.
  - (c) Council may establish standards limiting any accessory activities as a condition of issuing a discretionary use permit for a bed and breakfast home.

- (d) The maximum number of bedrooms within a single detached dwelling allowed to provide sleeping accommodation for a bed and breakfast home are as follows:
- (i) **R1, R2 and R3** District - one (1) bedroom
  - (ii) **R4 and RR** District - two (2) bedrooms
  - (iii) **RR1 and RF** District – three (3) bedrooms
- Bylaw 5-2015, 2015.08*

4.13.6 Custodial Care Facilities and Residential Care Facilities

- (1) Custodial care facilities and residential care facilities may be approved as an accessory use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.6 of this Bylaw.

4.13.7 Service Stations

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



#### 4.13.8 Gas Bars

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

#### 4.13.9 Forestry and Forest Management on Non-Provincial Forest Land

- (1) All forestry and forest management plans on non-provincial forest land must provide for buffer areas in which the clearcutting of trees is prohibited as follows:
  - (a) abutting all residential zoning districts: 30 metres
  - (b) abutting public roadways: 15 metres
  - (c) abutting Emma Lake, Christopher Lake, Anglin Lake or McPhee Lake: 30 metres
  - (d) all other bodies of water: 30 metres
  - (e) an adjoining property line: 15 metres
- (2) Access roads to forestry or forest management areas shall be from a public highway or an all-weather registered public road. Access to such development will not be permitted from a roadway located within any residential districts.

#### 4.13.10 Cutting or Removal of Trees or Vegetation on Municipal Land

No person shall cut or remove trees from any dedicated reserve land or other municipal owned land without written authorization from the municipality.

*Bylaw 5-2015, 2015.08*

#### 4.13.11 Accessory Buildings and Structures

- (1) Accessory Buildings shall be subordinate to, and located on the same site at the principal building or use, and used in conjunction with that principal use.
- (2) No form of residential development, including but not limited to, habitable rooms, dwelling units, guest suites or bunk houses shall be permitted in any accessory building except as permitted in Sections 4.13.11(8), 14.3.2 and 15.3.2 of this Bylaw. Bunk houses and guest houses as defined herein are prohibited in any residential zoning district. The approval of a proposed development of a single detached residential dwelling on a site which is intended to replace an existing dwelling will be issued on the condition that the existing dwelling is removed upon completion of the construction of the new dwelling in order to prevent the continuance of its use in the future for residential purposes as a guest house.
- (3) **Time of Construction** - Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following instance:
  - (a) Where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.
- (4) **Height of Accessory Buildings** – Accessory buildings shall not exceed 5 metres in height with the following exceptions:
 

*Bylaw 11-2020, 2021.06*

  - (a) In the **RMU** – Multiple Unit Residential District, a greater building height may be permitted at Council’s discretion for an accessory building used for the purposes of storing maintenance equipment associated with an approved principal use.
  - (b) In the **RF** – Rural Forest District and **RR1**- Rural Residential (Large Acreage) District, a greater building height may be permitted at Council’s discretion for an accessory building.
 

*Bylaw 17-2020, 2021.06*

- (5) **Number of Accessory Buildings** – On any site in any residential district, no more than two (2) accessory buildings with a building floor area greater than 9.29 square metres will be permitted, except as follows:
- (a) In the **RTC District**, a campsite with an area less than 150 m<sup>2</sup> (1,615 ft<sup>2</sup>) may have one (1) accessory building that is less than 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) in area. A campsite with an area equal to or greater than 150 m<sup>2</sup> (1,615 ft<sup>2</sup>) may have two (2) accessory buildings less than 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) in area.
- (6) **Area of Accessory Buildings** - Where this Bylaw specifies the maximum building area for accessory buildings, that area shall mean the combined building area of all accessory buildings on a site.
- (7) **Location and Size of Accessory Buildings**
- (a) Detached accessory buildings in the **R1 Residential District** are subject to the following regulations:
- (i) Yard, front: minimum - 6 metres, except for lakeshore sites where the minimum shall be 0.5 metres
- (ii) Yard, rear: minimum - 0.5 metres, except for lakeshore sites where the minimum shall be 6 metres
- (iii) Yard, side: minimum – 1.0 metres
- (iv) Building Floor Area: maximum – 84 square metres; except that the maximum building floor area for accessory buildings on a site may be increased by 1 square metre for each 5.5 square metres of site area in excess of 460 square metres. The building floor area of accessory buildings shall not exceed the building floor area of the principal building.
- (b) Detached accessory buildings in the **R2, R3, and R4 Residential Districts** are subject to the following regulations:
- (i) Yard, front: minimum - 8 metres
- (ii) Yard, rear: minimum - 1.5 metres
- (iii) Yard, side: minimum - 1 metre

- (iv) Building Floor Area: maximum – 84 square metres; except that the maximum building floor area for accessory buildings on a site may be increased by 1 square metre for each 5.5 metres of site area in excess of the required minimum site area for the applicable residential zoning district in which the site is located. The building floor area of accessory buildings shall not exceed the building floor area of the principal building.

*Bylaw 5-2015, 2015.08*

- (bi) Detached accessory buildings in the **RR** and **RR1** Residential Districts are subject to the following regulations:

- (i) Yard, front: minimum – 15 metres
- (ii) Yard, rear: minimum – 15 metres
- (iii) Yard, side, minimum – 7.5 metres

*Bylaw 5-2015, 2015.08*

- (c) Detached accessory buildings in the **RTC** Residential District are subject to the following regulations:

- (i) Yard, front: minimum - 8 metres, except trailer courts and mobile home courts where the minimum shall be 2 metres.
- (ii) Yard, rear: minimum - 1.5 metres, except trailer courts and mobile home courts where the minimum shall be 2 metres.
- (iii) Yard, side: minimum - 1 metre, except trailer courts and mobile homes courts where the minimum shall be 2 metres
- (iv) Building floor area: maximum - 10% of the total site area; the site coverage of accessory buildings shall not exceed the site coverage of the principal buildings.

- (d) Detached accessory buildings in the **RMU** Residential District are subject to the following regulations:

- (i) Yard, front: minimum - 8 metres
- (ii) Yard, rear: minimum - 1.5 metres

- (iii) Yard, side: minimum - 1 metre
  - (iv) Building floor area: maximum - 10% of the total site area; the site coverage of accessory buildings shall not exceed the site coverage of the principal buildings.
- (e) Detached accessory buildings in the **C1** and **C2** Commercial Districts, the **IC** Institutional Camp District, the **RF** Rural Forest District and the **M** Industrial District are subject to the following regulations:
- (i) Yard, front: minimum - same as principal use
  - (ii) Yard, rear: minimum - 1.5 metres, except campgrounds and tourist camps where the minimum shall be 4.5 metres
  - (iii) Yard, side: minimum - 1.5 metres, except campgrounds and tourist camps, the minimum shall be 4.5 metres.
- (8) **Staff Accommodation as an Accessory Use**
- (a) Staff accommodation as an accessory use shall only be permitted to accommodate the staff of a hotel, motel, tourism base camp, outfitter base camp, tourist camp, golf course, institutional camp or retail / service commercial use.
  - (b) Council may apply conditions limiting the size of buildings and the total number of beds that will be provided in each building to ensure that the use remains sufficient only to accommodate the staff of a use specified in 4.13.11(8)(a) above.
- (9) **Private Garages and Carports**
- (a) Private garages and carports attached to the principal building by a roof structure, where the solid roof extends at least one third of the length of the building wall that is common with the principal building, are considered to be part of the principal building and subject to the regulations governing the principal building.
- Bylaw 5-2015, 2015.08*
- (10) **Membrane Covered Structures**
- (a) Anchored permanent membrane covered structures up to 18.6 m<sup>2</sup> (200 ft<sup>2</sup>) are allowed in all residential districts.

- (b) Anchored permanent membrane covered structures are allowed in the **C1** – Resort Commercial, **C2** – Retail and Service Commercial, **IC** – Institutional Camp, **RF** – Rural Forest and **M** – Industrial Districts.
- (c) Membrane covered structures shall be allowed temporarily for a maximum period of seven (7) continuous days in any district.
- (d) Development applications for all membrane covered structures, except for those structures proposed for temporary placement, must include a drawing stamped by a Professional Engineer to prove that the structure will meet Section 4 of *The National Building Code*.

(11) **Swimming Pools**

Private swimming pools, both indoor pools and outdoor pools shall be permitted in any Residential or Commercial Zoning District and in any zone where residential use is permitted. Indoor pools and outdoor pools including in ground pools and above ground pools in excess of 1 metre above finished grade shall be subject to the following conditions:

***Bylaw 5-2015, 2015.08***

- (a) Outdoor Pools:

***Bylaw 5-2015, 2015.08***

- (i) Outdoor pools shall be enclosed within a fence a minimum of 1.8 metres in height located not less than 1.2 metres from the pool.
- (ii) Outdoor pools shall not be constructed closer than 1 metre to any site line. For the purpose of the foregoing, the distance to the site line shall be measured from the nearest edge of the outdoor pool.  
***Bylaw 6-2015***
- (iii) No part of an outdoor pool including an associated apron or platform shall be constructed close to a street line than the front yard requirements for a principal building in the zoning district within which it is located.

- (b) Indoor pools shall conform with the building accessory requirements relevant to the zoning district in which they are located.

***Bylaw 6-2016, 2016.07***

#### 4.13.12 Off Street Parking and Loading

- (1) No person shall erect, enlarge, or extend any building or structure permitted under this Bylaw, unless the required parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.
- (2) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other specified units of measurement for required parking and loading facilities, parking and loading facilities as required by this Bylaw shall be provided for any increase in the intensity of use.
- (3) Wherever the existing use of a building or structure is changed to a new use, parking and loading facilities shall be provided as required for the new use, however, if the building or structure was erected prior to the effective date of this Bylaw, additional parking and loading facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use.
- (4) All required parking facilities shall be located on the same site as the principal building or use, with the exception of the **C1**, **C2** and **RF** Districts, where required parking spaces may be located on a remote site. In the **C1**, **C2** and **RF** Districts, remote parking may be approved where the remote site is within 150 metres of the principal building or use and where the remote site is located within the **C1**, **C2** or **RF** District.

***Bylaw 5-2015, 2015.08***

- (5) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.
- (6) The minimum off street parking requirements for all Residential Districts are set out in Table 4-1.
- (7) The minimum off street parking requirements for all Commercial and Industrial Districts are set out in Table 4-2.
- (8) The minimum off street parking requirements for all other Districts are set out in Table 4-3.

<b>TABLE 4-1: OFF-STREET PARKING REQUIREMENTS IN RESIDENTIAL DISTRICTS</b>	
<b>Use</b>	<b>Parking Requirement</b>
Single detached dwellings	2 spaces per dwelling unit
Mobile homes	2 spaces per mobile home
Trailer courts	1 space per campsite
Bed and breakfast homes	2 spaces plus one for each guest room
Townhouse dwellings	1 space per dwelling unit
Street townhouse dwellings	1 space per dwelling unit
Semi-detached dwellings	1 space per dwelling unit
Two-unit dwellings	1 space per dwelling unit
Apartment houses	1 space per dwelling unit plus 0.5 spaces per dwelling unit for visitors
Dwelling groups	1 space per dwelling unit plus 0.5 spaces per dwelling unit for visitors
Places of worship	1 space per 10 seats in main assembly area or (where no fixed seating is provided) 1 space per 7.5 m <sup>2</sup> of gross floor area devoted to main assembly area
Schools	1 space per classroom
Public recreation facilities	1 space per 24 m <sup>2</sup> of gross floor area or (for primarily outdoor recreational uses) 1 space per 4 patrons at design capacity
Public parks, public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no requirement



<b>TABLE 4-2: OFF-STREET PARKING REQUIREMENTS IN COMMERCIAL AND INDUSTRIAL DISTRICTS</b>	
<b>Use</b>	<b>Parking Requirement</b>
Amusement parks	1 space per 28 m <sup>2</sup> of gross floor area
Art galleries, studios and related facilities	1 space per 28 m <sup>2</sup> of gross floor area
Campgrounds	One space per campsite
Convenience stores	1 space per 28 m <sup>2</sup> of gross floor area
Golf courses	no requirement
Hotels	1 space per guest room plus 1 space per 15 m <sup>2</sup> of gross floor area devoted to public assembly plus the applicable number of parking spaces for any other use contained on the site
Motels	1 space per guest unit
Marinas	1 space per 28 m <sup>2</sup> of gross floor area; if the marina includes a boat launch, an additional six (6) double-length spaces are required to accommodate vehicles with boat trailers
Restaurants	1 per 4 seats intended for patrons use
Tourist camps	1 space plus 1 space per guest unit
Bakeries	1 space per 28 m <sup>2</sup> of gross floor area
Car rental, snowmobile rental	1 space per 28 m <sup>2</sup> of gross floor area
Commercial service centres	1 space per 28 m <sup>2</sup> of gross floor area
Gas bars	1 space per 28 m <sup>2</sup> of gross floor area
Night clubs	1 per 4 seats intended for patrons use
Nurseries, greenhouses and garden centres	1 space per 28 m <sup>2</sup> of gross floor area
Offices and office buildings	no requirement
Parking lots	no requirement
Photography studios	1 space per 28 m <sup>2</sup> of gross floor area
Retail / service commercial uses	1 space per 28 m <sup>2</sup> of gross floor area
Service stations	1 space per 28 m <sup>2</sup> of gross floor area
Taverns	1 space per 4 seats intended for patrons use
Staff Accommodation	1 space per 2 staff units or beds whichever is greater
General industrial uses	1 space per 46 m <sup>2</sup> of gross floor area or 1 space per 3 employees, whichever is greater
Concrete and asphalt plants	1 space per 46 m <sup>2</sup> of gross floor area or 1 space per 3 employees, whichever is greater
Forest product processing	1 space per 46 m <sup>2</sup> of gross floor area or 1 space per 3 employees, whichever is greater
Hazardous industrial uses	1 space per 46 m <sup>2</sup> of gross floor area or 1 space per 3 employees, whichever is greater
Mineral resource extraction	1 space per 46 m <sup>2</sup> of gross floor area or 1 space per 3 employees, whichever is greater
Temporary work camps	no requirement
Public parks, public recreational facilities, nature trails and exhibits and permitted public works	no requirement

**TABLE 4-3: OFF-STREET PARKING REQUIREMENTS IN OTHER DISTRICTS**

<b>Use</b>	<b>Parking Requirement</b>
Institutional camps	no requirement
Single detached dwellings and mobile homes	2 spaces per dwelling unit
Bed and breakfast homes	2 spaces plus one for each guest room
Amusement parks	1 space per 28 m <sup>2</sup> of gross floor area
Art galleries, studios and related facilities	1 space per 28 m <sup>2</sup> of gross floor area
Convenience stores	1 space per 28 m <sup>2</sup> of gross floor area
Gas Bars	1 space per 28 m <sup>2</sup> of gross floor area
Golf courses	1 space per 28 m <sup>2</sup> of gross floor area
Marinas	no requirement
Nurseries, greenhouses and garden centres	1 space per 28 m <sup>2</sup> of gross floor area
Parking Lots	no requirement
Residential care facilities	2 spaces plus 1 space for each non-resident staff member in the facility
Riding stables and trails	no requirement
Service stations	1 space per 28 m <sup>2</sup> of gross floor area
Community centres	1 space per 50 m <sup>2</sup> of gross floor area
Custodial care facilities	2 spaces plus 1 space for each non-resident staff member in the facility
Agriculture	no requirement
Outfitter base camps	1 space plus 1 space per guest unit
Tourism Base Camps	1 space plus 1 space per guest unit
Rifle or pistol ranges	1 space per 28 m <sup>2</sup> of gross floor area
Staff Accommodation	1 space per 2 staff units or beds, whichever is greater
Trailer Courts	One space per campsite
Public parks, permitted public works, nature trails, hiking trails, cross-country ski trails, exhibits, and interpretive media, historical and archeological sites, wildlife management and conservation areas, wildlife management and conservation areas, wildlife management activities, fish management activities, trapping, mineral exploration, snowmobile trails, forestry and forest management and gravel pits	no requirement

#### 4.13.13 Outfitter Base Camps and Tourism Base Camps

- (1) All outfitter base camps shall be located at least 305 metres from a dwelling unit that is not part of the operation.
- (2) All accommodation provided in conjunction with outfitter base camps and tourism base camps shall comply with The Public Health Act, and Regulations passed thereunder.
- (3) Council may establish standards limiting the total number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter base camps and tourism base camps. Any increase in the number of guests or guest rooms shall require a new discretionary approval.
- (4) Outfitter base camps and tourism base camps may be ancillary to a permitted agricultural operation and located on the same site.
- (5) A use that is established as an ancillary use to an agricultural operation shall cease to be permitted when the operator ceases to be resident on the site.

#### 4.13.14 Staff Accommodation as a Principal Use

- (1) Staff accommodation as a principal use shall only be permitted to accommodate the staff of a hotel, motel, tourism base camp, outfitter base camp, tourist camp, golf course, institutional camp or retail / service commercial use on an adjoining site.
- (2) Council may apply conditions limiting the size of buildings and the total number of beds that will be provided in each building to ensure that the use remains sufficient only to accommodate the staff of a use specified in 4.13.14(1) above.

#### 4.13.15 Shipping Containers

- (1) Shipping containers shall be prohibited in all districts, except as a discretionary accessory use in the **CI** – Resort Commercial, **RF** – Rural Forest, **M** – Industrial Districts and **IC** - Institutional Camps.  
*Bylaw 8-2017, 2017.08*  
*Bylaw 11-2020, 2021.06*
- (2) All shipping containers must be sand blasted and repainted to a neutral color prior to their placement on a site.
- (3) When placed on a site, the shipping container must be situated above grade and adhere to applicable yard setbacks for accessory buildings in the district.

- (4) A shipping container must be screened by the placement of a fence with privacy slats around its periphery to a minimum height of 2.4 metres (8 feet).

#### 4.13.16 Outdoor Recreational Storage Compounds

- (1) Outdoor recreational storage compounds shall be prohibited in all districts, except as a permitted use in the **C1** – Resort Commercial, **C2** – Retail and Service Commercial, **IC** – Institutional Camp, **RF** – Rural Forest and **M** – Industrial Districts.
- (2) Industrial type storage including outside storage of partially dismantled or inoperative motor vehicles is not permitted.
- (3) All outdoor recreational storage compounds shall be required to provide a treed buffer area 3.0 metres (9.8 ft) wide between the storage compound area and all site lines together with a fence to be constructed inside the required treed buffer to a minimum height of 2.4 metres (8 ft). Exceptions to this requirement are provided in (4) and (5) as follows.
- (3) A fence for an outdoor recreational storage compound adjacent to a residential zoning district shall be constructed of solid materials e.g. wood, stone, concrete brick or other similar material, to form a continuous visual obstruction.
- (4) A storage compound on a site in the **C1** District will not be required to provide a treed buffer provided that a fence of solid material is constructed surrounding the storage area to obstruct clear views into the compound from the exterior of the site.
- (5) Lighting of sites used for outdoor or indoor storage facilities shall conform to the standards of the International Dark Sky Association.

#### 4.13.17 Kennels (Boarding or Breeding)

- (1) An outdoor area must be provided for animals to run free, without being chained, in an area enclosed by a fence which provides safety for the animals and neighbours to the satisfaction of Council.

- (2) Outdoor animal enclosures may not be located in front yards.

*Bylaw 8-2016, 2016.08*

#### 4.13.18 Tattoo/Art Studio

- (1) A separate accessory building must be provided to provide a healthy, safe, impressive tattoo art for customers

*Bylaw 1-2019, 2020.07*

#### 4.14 Permitted Yard Encroachments

- (1) The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would to the principal or accessory building:
  - (a) any deck or floor area attached to a principal or accessory building that has a permanent roof structure and / or solid glass, or screen walls; and
  - (a) any private garage attached to a principal building.
  - (b) any part of a wall of a log building that is cantilevered and extends beyond the corner of the structure shall be considered to be a part of the main wall of the building and subject to the yard requirements for the applicable district.
- (2) The following yard encroachments shall be permitted in any required yard:
  - (a) steps 1.6 metres or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
  - (b) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres from the building into any required yard, but not closer than 0.5 metres to a site line;
  - (c) raised patios, decks and sidewalks not more than 0.4 above grade level, as measured at the outside edge of the patio, deck or sidewalks;
  - (d) trees, shrubs, walkways, trellises or flag poles, so long as these fixtures do not extend into or over public land; and
  - (e) lighting fixtures and lamp posts.

- (3) Raised patios, decks and sidewalks less than 0.4 metres above grade, as measured from their outside edge, shall be permitted to encroach into required yards as follows:
- (a) rear yard - not closer than 1.5 metres to the rear site line.
  - (b) front yard – not closer than 1.5 metres to the front site line.
  - (c) side yard – not closer than 0.5 metres to the side site line.
- Bylaw 5-2015, 2015.08*
- (4) Canopies, balconies and porches shall be permitted to encroach 1.5 metres from a building into the required front or rear yard.

#### **4.15 Fences and Retaining Walls**

- (1) On any lakeshore site in any **R1, R2, R3, R4, RMU, or RTC** Residential District, no wall or fence shall be erected to a height of more than 2.0 metres above grade in a required front yard or on any site line adjacent to a required front yard, or more than 1.0 metres above grade in a required rear yard or any site line adjacent to a required rear yard. On any non-lakeshore site in any **R1, R2, R3, R4, RMU, or RTC** District, no wall or fence shall be erected to a height of more than 1.0 metres above grade in a required front yard, or any site line adjacent to a required front yard, or more than 2.0 metres above grade in a required rear yard or any site line adjacent to a required rear yard. (Refer to Figure 4-1)
- (2) In any **R1, R2, R3, R4, RMU or RTC** Residential District, no wall or fence shall be erected in a required side yard or on any site line adjacent to a required side yard to a height of more than 2.0 metres above grade. (Refer to Figure 4-1)
- (3) Subsections 4.15.1 and 4.15.2 do not apply in any other district except that in the case of a corner site, no wall, fence, retaining wall, screen, hedge or other structure shall be placed or maintained in a road intersection site triangle at a height greater than 1.0 m. (Refer to Figure 4-1)
- (4) A retaining wall shall be allowed on a site provided that its construction provides landscaping and earthwork which completely covers the structure so that it is not intrusively visible from outside the site. However, this requirement may not apply, at the discretion of the Development Officer, where warranted to satisfy engineering requirements for the proposed retaining wall due to topography of the site or other site conditions as demonstrated by the site development plan.

*Bylaw 5-2015, 2015.08*

- (5) In any zoning district, the use of railroad ties in the construction of a retaining wall or for general landscaping purposes shall be prohibited.
- (6) The construction of a retaining wall shall be undertaken in a manner to eliminate damage or disturbance to adjoining private or public land, to minimize the removal of natural vegetation and to prevent soil erosion.

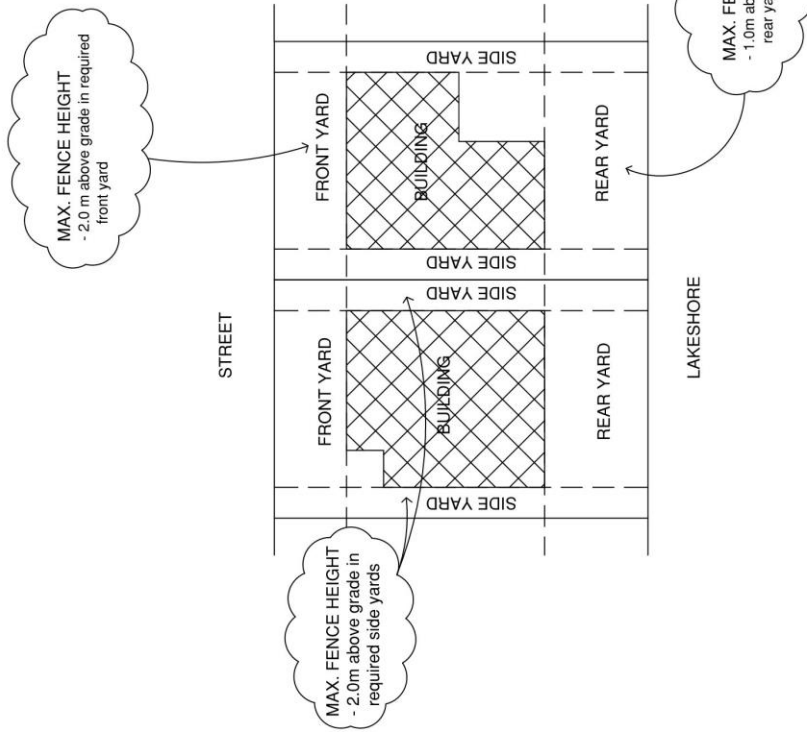
*Bylaw 5-2015, 2015.08*

- (7) Except as required in Sections (1) and (2) above, in the **R1, R2, R3 R4, RMU, or RTC** Residential District, no fence shall be erected to a height of more than 2.0 meters above grade.

*Bylaw 5-2015, 2015.08*



Lakeshore Sites:



Non-Lakeshore Sites:

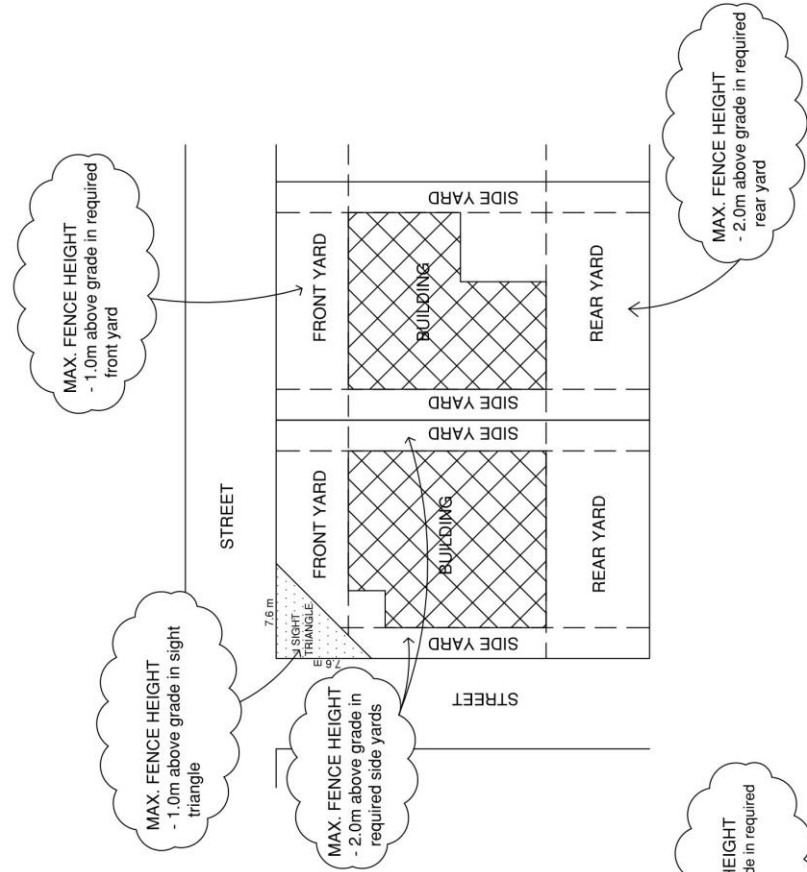


FIGURE 4-1: Fence Height

#### 4.16 Landscaping and Tree Retention

Landscaping and Tree Retention Landscaping associated with residential, commercial and industrial development shall be provided in accordance with the following standards and regulations. The provisions of this section do not apply to the **RS** – Sunnyside Co-op Residential District.

*Bylaw 5-2015, 2015.08*

(1) Landscaping Plans – Residential and Commercial

Every application for a development permit for residential or commercial development is required by this bylaw to include a landscaping plan. Landscape plans for residential or commercial development shall clearly indicate soft and hard landscape elements and building site coverage as defined in this bylaw.

- (a) Soft landscaping features shall comprise a minimum of 30% of the total area of the site.
- (b) Building site coverage as specified in the regulations for the applicable residential or commercial zoning district.
- (c) The remainder of the site may be used for soft or hard landscaping features.

*Bylaw 5-2015, 2015.08*

(2) Landscaping Plans – Industrial

Landscaping plans shall provide for soft landscaping features in accordance with section 19.7 of this bylaw.

*Bylaw 5-2015, 2015.08*

(3) Retention of Existing or Natural Vegetation

- (a) Trees on all residential, commercial and industrial sites in the municipality shall be retained in a neat and tidy condition. The clear cutting of trees from site is strictly prohibited. In instances where a residential building is moved to a new site in the municipality, the applicant shall demonstrate to the satisfaction of the Council that existing trees within the road right of way of the proposed transit route to the site will not be unduly affected but retained in their natural state.

(b) Existing Vegetation

- (i) The applicant of a proposed development shall conduct a preconstruction assessment of the existing vegetation to identify existing trees and mature plant communities, including understory vegetation, within development area and adjacent Road Right of Way.

- (ii) Existing trees and mature vegetation shall be retained where they do not conflict with site development or site grading.
- (iii) When there is reasonable belief that the construction of a proposed development may result in the removal or destruction of significant vegetation, the District shall require the submission of a landscape plan. Where appropriate, the landscape plan shall identify the extent and general description of vegetation to be removed and retained, and the location, species, quantity and size of vegetation to be planted, in addition to all other requirements for landscape plans contained in this Bylaw.
- (iv) Trees and shrubs to be retained shall be marked and suitably protected during construction with one or more of the following:
  - 1.1. installation of protective fencing to the full extent of branch spread;
  - 1.2. installation of protection around tree trunks to a minimum of 1500 mm height above grade;
  - 1.3. avoidance of excavation and other site work within the root zone of trees and shrubs; and
  - 1.4. no storage of materials, equipment or vehicles below branch spread or against tree trunks or branches.
- (v) Areas which, during construction, have been cleared of vegetation, or where vegetation has been damaged or destroyed, shall be re-landscaped at the discretion of the Development Officer.
- (vi) Any lost biomass shall be replaced with new plantings that, as they mature, will be of equal or greater qualitative and quantitative value to what has been lost. The planting shall be in the immediate area of the lost biomass wherever possible. If it cannot be replaced within the immediate area, the District will work with the applicant to identify an alternate location.

- (vii) Tree replacement shall conform to the following requirements:
    - 1.1 whenever a tree with minimum caliper of 300 mm diameter at chest height is removed, replace the tree at a 2;1 ratio (2 trees planted for every 1 tree removed); and
    - 1.2 replacement trees must have a minimum caliper of 30 mm in diameter at chest height or minimum #5 pot size for deciduous trees or 1000 mm height or minimum #4 pot size for coniferous trees;
  - (viii) Landscape construction shall be used where appropriate to soften the visual impact of buildings or structures, screen facilities such as outdoor storage areas, buffer or separate different uses, and integrate the landscape along waterways into the adjacent neighbourhoods.
  - (ix) Other jurisdictional approvals are the responsibility of the applicant.
- (c) Drainage and Slope Stability
- (i) A proposed development shall not result in adverse alteration of surface or subsurface drainage.
  - (ii) A proposed development shall not cause or contribute to instability of the slopes.
  - (iii) In the event of unexpected slope movement on, or in the vicinity of, the site on which the improvement is being constructed, the District may require work to be halted until such time as the Development Officer is satisfied that continued construction will not affect slope stability and the safety of the site or buildings and structures in the vicinity.
  - (iv) Other jurisdictional approvals are the responsibility of the applicant.

***Bylaw 6 - 2016***

#### **4.17 Docks**

Council may authorize the temporary placement of a dock attached to any dedicated environmental, public or municipal reserve pursuant to Section 194 of *the Act*.

#### **4.18 Temporary Accommodation and Use**

Nothing in this bylaw shall prevent the use of land, or the use of any building or structure for a construction camp, work camp or other building or structure incidental to and necessary for construction work on the premises but only so long as such use, building or structure is necessary for such construction work that is in progress and has not been abandoned.

*Bylaw 17-2020, 2021.06*

#### **4.19 Prohibition of Species Breeding**

The breeding of rats and other rodents and crickets and other insects is prohibited in all zoning districts in the municipality.

#### **4.20 Corner Sites**

Corner sites which are configured with a rounded corner at the intersection of the front and side site lines adjacent to the street shall be subject to a greater minimum front yard requirement in all residential zoning districts as follows:

- (1) 1.25 times the standard minimum front yard requirement applicable for the particular zoning district.

#### **4.21 Walkout Basements**

Where a dwelling has a walkout basement facing any yard other than a front yard or a flanking street, building height shall be determined as follows:

- (1) The maximum height of any building elevation facing a front yard or flanking street shall be a maximum of 10.5 m above grade level.
- (2) The height for the lowest floor of the building or walkout basement at the building elevation facing the rear yard shall not exceed 3.5 m measured from approved building grade to the top of the finished floor above the slab.
- (3) In addition, the total height of the building elevation facing the rear yard shall not exceed 14.0 m measured from approved building grade.

*Bylaw 6-2016, 2016.07*

#### **4.22 Parking Pads and Garage Pads**

Council may require the completion of a geotechnical study for parking pads and garage pads that are elevated and require retaining walls, in order to ensure slope stability and public safety.

*Bylaw 6-2016, 2016.07*

## **5. ZONING DISTRICTS**

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### **5.1 Classification of Zoning Districts**

In order to carry out the purpose and provisions of this Bylaw, the Rural Municipality is divided into the following Zoning Districts, the boundaries of which are shown on the “**Zoning District Map**”. Such districts may be referred to by the appropriate symbols.

<b>Districts</b>	<b>Symbols</b>
High Density Residential	R1
Medium Density Residential	R2
Low Density Residential	R3
Acreage Lot Residential	R4
Rural Residential	RR
Multiple Unit Residential	RMU
Sunnyside Co-op Residential	RS
Residential Trailer Court	RTC
Resort Commercial	C1
Retail and Service Commercial	C2
Rural Residential	RR1
Highway Commercial	C3
Bells Beach Resort District	BBR
Institutional Camp	IC
Rural Forest	RF
Resource Conservation	RC
Industrial	M
Environmental Open Space	EOS

*Bylaw 5-2015, 2015.08*

### **5.2 Zoning District Map**

The map, bearing the statement “This is the Zoning District map referred to in Bylaw No. 17-2013” adopted by the District Municipality of Lakeland No. 521 and signed by the Reeve and Rural Municipal Administrator under the seal of the District Municipality shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw.

*Bylaw 5-2015, 2015.08*

### **5.3 Boundaries**

The boundaries of all zoning districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this Bylaw. Unless otherwise shown on the map the boundaries of the said districts are site lines, centre lines of streets, lanes, roads or such lines extended and the boundaries of the municipality.

### **5.4 Regulations**

Regulations for the zoning districts are outlined in the following sections of this Bylaw.

### **5.5 Transitional Zoning Provisions**

#### **5.5.1 Former Permitted Uses - Now Discretionary**

Land uses or developments in existence on a site that were listed as permitted uses under the Zoning Bylaw No. 7-2005, or any amendment thereto, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses; however, no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.

*Bylaw 5-2015, 2015.08*

#### **5.5.2 Existing Buildings**

Buildings lawfully existing and conforming at the time of the approval of this Bylaw shall be limited in terms of site width and setback requirements, to the regulations of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

### **5.6 Properties with More than One Zoning District**

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

## **6. R1 - HIGH DENSITY RESIDENTIAL DISTRICT**

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### **6.1 Intent**

The objective of this district is to accommodate existing, high density residential development and to provide for new small-lot, non-lake-oriented residential development and other compatible uses.

### **6.2 Permitted Uses**

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

#### 6.2.1 Residential uses:

- (1) single detached dwellings

#### 6.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 6.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)

#### 6.2.4 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **6.3 Discretionary Uses**

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

#### 6.3.1 Commercial uses:

- (1) bed and breakfast homes
- (2) commercial marinas

#### 6.3.2 Other uses:

- (1) schools
- (2) places of worship
- (3) community marinas



#### **6.4 Accessory Buildings and Uses**

- 6.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

#### **6.5 Regulations**

##### **6.5.1 Site Requirements**

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

##### **6.5.2 Floor Areas**

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

##### **6.5.3 Site Coverage**

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

#### **6.6 Standards for Discretionary Uses**

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

- 6.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.
- 6.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.
- 6.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- 6.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

#### **6.7 Exceptions to Development Standards**

- 6.7.1 Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 1.5 metres.
- 6.7.2 Residential sites that lawfully existed prior to passing of this Bylaw that do not meet the minimum site frontage requirements outlined in Table 6-1, shall be deemed to be compliant with the minimum site frontage requirement in this Bylaw.

**TABLE 6-1: R1 - HIGH DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Single detached dwellings, lakeshore sites <sup>(1)</sup>	460	15	3	6 <sup>(2)(3)</sup>	1.5	10.5	55	50 <sup>(4)</sup>
Single detached dwellings, except lakeshore sites <sup>(1)</sup>	460	15	6	3	1.5	10.5	55	50 <sup>(4)</sup>
Bed and breakfast homes, lakeshore sites	460	15	3	6 <sup>(2)(3)</sup>	1.5	10.5	55	50 <sup>(4)</sup>
Bed and breakfast homes, except lakeshore sites	460	15	6	3	1.5	10.5	55	50 <sup>(4)</sup>
Places of worship	no minimum	no minimum	6	3	3 <sup>(5)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	6	3	3 <sup>(5)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum
Commercial marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(4)</sup>
Community marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(4)</sup>

**Notes:** <sup>(1)</sup> the development standards in Table 6-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium except where a bare land condominium development accommodates existing dwellings, the minimum site area shall be 380 square metres and the minimum site frontage shall be 11.5 metres.

<sup>(2)</sup> any principal building constructed prior to February 19, 1979 will be considered to conform to this requirement

<sup>(3)</sup> notwithstanding <sup>(2)</sup>, the prescribed rear yard requirement for a site with an intervening public reserve between it and the lakeshore may be reduced up to the established building line

<sup>(4)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage

<sup>(5)</sup> or ½ the side wall height, whichever is greater

## **7. R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT**

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### **7.1 Intent**

The objective of this district is to provide for medium density residential development and other compatible uses.

### **7.2 Permitted Uses**

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

#### **7.2.1 Residential uses:**

- (1) single detached dwellings

#### **7.2.2 Recreational uses:**

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### **7.2.3 Commercial uses:**

- (1) home based businesses (refer to Section 4.13.1)

#### **7.2.4 Other uses:**

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **7.3 Discretionary Uses**

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

#### **7.3.1 Commercial uses:**

- (1) bed and breakfast homes
- (2) commercial marinas

#### **7.3.2 Other uses:**

- (1) schools
- (2) places of worship
- (3) community marinas

#### **7.4 Accessory Buildings and Uses**

7.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

#### **7.5 Regulations**

##### **7.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 7-1.

##### **7.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 7-1.

##### **7.5.3 Site Coverage**

The maximum site coverage requirements are shown in Table 7-1.

#### **7.6 Standards for Discretionary Uses**

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

7.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

7.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

7.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.

7.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

#### **7.7 Exceptions to Development Standards**

7.7.1 Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 1.5 metres.

TABLE 7-1: R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Single detached dwellings, lakeshore sites <sup>(1)</sup>	1000	15	3	6 <sup>(2)(3)</sup>	1.5	10.5	70	40 <sup>(4)</sup>
Single detached dwellings, except lakeshore sites <sup>(1)</sup>	1000	15	6	3	1.5	10.5	70	40 <sup>(4)</sup>
Bed and breakfast homes, lakeshore sites	1000	15	3	6 <sup>(2)(3)</sup>	1.5	10.5	70	40 <sup>(4)</sup>
Bed and breakfast homes, except lakeshore sites	1000	15	6	3	1.5	10.5	70	40 <sup>(4)</sup>
Places of worship	no minimum	no minimum	6	3	3 <sup>(5)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	6	3	3 <sup>(5)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum
Commercial marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(4)</sup>
Community marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(4)</sup>

- Notes:**
- <sup>(1)</sup> the development standards in Table 7-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.
  - <sup>(2)</sup> any principal building constructed prior to February 19, 1979 will be considered to conform to this requirement
  - <sup>(3)</sup> notwithstanding <sup>(2)</sup>, the prescribed rear yard requirement for a site with an intervening public reserve between it and the lakeshore may be reduced up to the established building line
  - <sup>(4)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
  - <sup>(5)</sup> or ½ the side wall height, whichever is greater

## **8. R3 - LOW DENSITY RESIDENTIAL DISTRICT**

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### **8.1 Intent**

The objective of this district is to provide for low density residential development and other compatible uses.

### **8.2 Permitted Uses**

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

#### 8.2.1 Residential uses:

- (1) single detached dwellings

#### 8.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 8.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)

#### 8.2.4 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) Historical and archaeological sites, and wildlife management and conservation areas

### **8.3 Discretionary Uses**

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

#### 8.3.1 Commercial uses:

- (1) bed and breakfast homes
- (2) commercial marinas

#### 8.3.2 Other uses:

- (1) schools
- (2) places of worship
- (2) community marinas

#### **8.4 Accessory Buildings and Uses**

- 8.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

#### **8.5 Regulations**

##### **8.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 8-1.

##### **8.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 8-1.

##### **8.5.3 Site Coverage**

The maximum site coverage requirements are shown in Table 8-1.

#### **8.6 Standards for Discretionary Uses**

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

- 8.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.
- 8.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.
- 8.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.
- 8.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

#### **8.7 Exceptions to Development Standards**

- 8.7.1 Where, on a corner site, a side yard of at least 8 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 8-1: R3 - LOW DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Single detached dwellings <sup>(1)</sup>	2000	30	8	8	3	10.5	70	40 <sup>(2)</sup>
Bed and breakfast homes	2000	30	8	8	3	10.5	70	40 <sup>(2)</sup>
Places of worship	no minimum	no minimum	8	8	3 <sup>(3)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	8	8	3 <sup>(3)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum
Commercial marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(2)</sup>
Community marinas	no minimum	6	no minimum	no minimum	no minimum	10.5	no minimum	40 <sup>(2)</sup>

- Notes:** <sup>(1)</sup> the development standards in Table 8-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.
- <sup>(2)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
- <sup>(3)</sup> or ½ the side wall height, whichever is greater



## **9. R4 - ACREAGE LOT RESIDENTIAL DISTRICT**

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### **9.1 Intent**

The objective of this district is to provide for acreage lot residential development and other compatible uses.

### **9.2 Permitted Uses**

The following uses are permitted in the **R4** - Acreage Lot Residential District:

#### 9.2.1 Residential uses:

- (1) single detached dwellings

#### 9.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 9.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)

#### 9.2.4 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **9.3 Discretionary Uses**

The following uses are discretionary in the **R4** - Acreage Lot Residential District:

#### 9.3.1 Commercial uses:

- (1) bed and breakfast homes

#### 9.3.2 Other uses:

- (1) schools
- (2) places of worship

### **9.4 Accessory Buildings and Uses**

9.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

## **9.5 Regulations**

### **9.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 9-1.

### **9.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 9-1.

### **9.5.3 Site Coverage**

The maximum site coverage requirements are shown in Table 9-1.

## **9.6 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R4** - Acreage Lot Residential District:

9.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

9.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

9.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.

9.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

## **9.7 Exceptions to Development Standards**

9.7.1 Where, on a corner site, a side yard of at least 8 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 9-1: R4 - ACREAGE LOT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Single detached dwellings <sup>(1)</sup>	4000	30	8	8	3	10.5	70	40 <sup>(2)</sup>
Bed and breakfast homes	4000	30	8	8	3	10.5	70	40 <sup>(2)</sup>
Places of worship	no minimum	no minimum	8	8	3 <sup>(3)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	8	8	3 <sup>(3)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

- Notes:**
- <sup>(1)</sup> the development standards in Table 9-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.
  - <sup>(2)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
  - <sup>(3)</sup> or ½ the side wall height, whichever is greater

## **10. RR - RURAL RESIDENTIAL DISTRICT**

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### **10.1 Intent**

The objective of this district is to provide for extremely low density rural residential development and other compatible uses.

### **10.2 Permitted Uses**

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

#### 10.2.1 Residential uses:

- (1) single detached dwellings

#### 10.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 10.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)

#### 10.2.4 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **10.3 Discretionary Uses**

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

#### 10.3.1 Commercial uses:

- (1) bed and breakfast homes

#### 10.3.2 Other uses:

- (1) schools
- (2) places of worship

#### **10.4 Accessory Buildings and Uses**

10.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

#### **10.5 Regulations**

##### **10.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 10-1.

##### **10.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 10-1.

##### **10.5.3 Site Coverage**

The maximum site coverage requirements are shown in Table 10-1.

#### **10.6 Standards for Discretionary Uses**

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

10.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

10.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

10.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.

10.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

#### **10.7 Exceptions to Development Standards**

10.7.1 Where, on a corner site, a side yard of at least 15 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 7.5 metres.

TABLE 10-1: RR - RURAL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Single detached dwellings <sup>(1)</sup>	10000	60	15	15	3	10.5	70	40 <sup>(2)</sup>
Bed and breakfast homes	10000	60	15	15	3	10.5	70	40 <sup>(2)</sup>
Places of worship	no minimum	no minimum	15	15	7.5 <sup>(3)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	15	15	7.5 <sup>(3)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

- Notes:**
- <sup>(1)</sup> the development standards in Table 10-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.
  - <sup>(2)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
  - <sup>(3)</sup> or ½ the side wall height, whichever is greater

## **10A. RR1 - RURAL RESIDENTIAL (LARGE ACREAGE) DISTRICT**

### **10A.1 Intent**

The objective of this district is to provide for low density acreage lot residential development and other compatible uses.

### **10A.2 Permitted Uses**

The following uses are permitted in the **RR1** - Rural Residential (Large Acreage) District:

#### 10A.2.1 Residential uses:

- (1) single detached dwellings

#### 10A.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 10A.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)

#### 10A.2.4 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **10A.3 Discretionary Uses**

The following uses are discretionary in the RR1 – Rural Residential (Large Acreage) District:

#### 10A.3.1 Residential uses:

- (1) dwelling units where secondary and accessory to a principal commercial
- (2) staff accommodation as a principal use
- (3) staff accommodation as an accessory use

#### 10A.3.2 Commercial uses:

- (1) art galleries, studios & related facilities
- (2) bed and breakfast homes
- (3) contractors' storage yards
- (4) kennels, boarding or breeding
- (5) nurseries, greenhouses and garden centres
- (6) residential care facilities
- (7) riding stables and trails
- (8) tourism base camps
- (9) vehicle repair shop

#### 10A.3.3 Recreational uses:

- (1) Private parks
- (2) Snowmobile trail and ATV trails

#### 10A.3.4 Institutional uses:

- (1) Community centres
- (2) Custodial care facilities

#### 10A.3.5 Other uses:

- (1) Schools
- (2) Places of Worship

*Bylaw 12-2017, 2017.12*

### **10A.4 Accessory Buildings and Uses**

10.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

### **10A.5 Regulations**

#### 10A.5.1 Site Requirements

The minimum site size and yard requirements are shown in Table 10A-1.

#### 10A.5.2 Floor Areas

The minimum floor area requirements are shown in Table 10A-1.

#### 10A.5.3 Site Coverage

The maximum site coverage requirements are shown in Table 10A-1.



### **10A.6 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **RR1** - Rural Residential (Large Acreage) District:

10A.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

10A.6.2 Off street parking spaces for schools and places of worship shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

10A.6.3 Schools and places of worship shall, where possible, be located on corner sites to facilitate access.

10A.6.4 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.

### **10A.7 Exceptions to Development Standards**

10A.7.1 Where, on a corner site, a side yard of at least 8 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

*Bylaw 5-2015, 2015.08*

<b>TABLE 10A-1: RR1 - RURAL RESIDENTIAL (LARGE ACREAGE) DISTRICT DEVELOPMENT STANDARDS</b>								
<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>	<b>Minimum Building Floor Area (m<sup>2</sup>)</b>	<b>Maximum Site Coverage (%)</b>
Single detached dwellings <sup>(1)</sup>	40468	60	15	15	7.5	10.5	70	40 <sup>(2)</sup>
Bed and breakfast homes	40468	60	15	15	7.5	10.5	70	40 <sup>(2)</sup>
Places of worship	no minimum	no minimum	15	15	7.5 <sup>(3)</sup>	10.5	no minimum	no maximum
Schools	no minimum	no minimum	15	15	7.5 <sup>(3)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

- Notes:**
- <sup>(1)</sup> the development standards in Table 10A-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.
  - <sup>(2)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
  - <sup>(3)</sup> or ½ the side wall height, whichever is greater

*Bylaw 5-2015, 2015.08*

## **11. RMU - MULTIPLE UNIT RESIDENTIAL DISTRICT**

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### **11.1 Intent**

The objective of this district is to provide for multiple unit residential development and other compatible uses.

### **11.2 Permitted Uses**

The following uses are permitted in the **RMU** - Multiple Unit Residential District:

#### **11.2.1 Residential uses:**

- (1) townhouse dwellings
- (2) street townhouse dwellings
- (3) semi-detached dwellings
- (4) two-unit dwellings
- (5) apartment houses
- (6) single detached dwellings

#### **11.2.2 Recreational uses:**

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### **11.2.3 Other uses:**

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **11.3 Discretionary Uses**

The following uses are discretionary in the **RMU** - Multiple Unit Residential District:

#### **11.3.1 Residential uses:**

- (1) dwelling groups

#### **11.3.2 Commercial uses:**

- (1) home based businesses
- (2) Personal Care Home

#### **11.4 Accessory Buildings and Uses**

11.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

#### **11.5 Regulations**

##### **11.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 11-1. The minimum site size and yard requirements for single detached dwellings in Table 6-1 shall apply to single detached dwellings in the **RMU** – Multiple Unit Residential District.

##### **11.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 11-1.

##### **11.5.3 Site Coverage**

The maximum site coverage requirements are shown in Table 11-1.

#### **11.6 Standards for Discretionary Uses**

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

11.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

11.6.2 Home based businesses shall comply with Section 4.13.1 of this Bylaw.

#### **11.7 Landscaping Requirements**

11.7.1 All apartment houses and dwelling groups shall have a landscaped strip of not less than 4.5 metres in depth throughout, lying parallel to and abutting the front site line for the entire frontage of the site, and shall be used for no purpose except landscaping and necessary driveway access to the site.

11.7.2 Apartment houses and dwelling groups located on corner sites, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street and not required for driveway access to the site shall be landscaped.

- 11.7.3 Apartment houses and dwelling groups located sites that directly abut a site which is used for any use permitted in another Residential District without an intervening street or lane, shall have a landscaped strip of not less than 3 metres in width throughout, adjacent to the abutting site line, and shall be used for no purpose except landscaping and necessary driveway access to the site.

TABLE 11-1: RMU - MULTIPLE UNIT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Townhouse dwellings <sup>(1)</sup>	750 <sup>(2)</sup>	22	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	50 <sup>(5)</sup>
Street townhouse dwellings <sup>(1)</sup>	500	7.5	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	40 <sup>(5)</sup>
Semi-detached dwellings <sup>(1)</sup>	500	12	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	40 <sup>(5)</sup>
Two-unit dwellings <sup>(1)</sup>	1000	15	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	40 <sup>(5)</sup>
Apartment houses <sup>(1)</sup>	2000	22	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	50 <sup>(5)</sup>
Dwelling groups <sup>(1)</sup>	4000	22	6	6 <sup>(3)</sup>	1.5 <sup>(4)</sup>	10.5	45	50 <sup>(5)</sup>
Public parks and public recreational facilities, permitted public works, nature trails and exhibits, historical and archeological sites, wildlife management and conservation areas,	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

**Notes:** <sup>(1)</sup> the development standards in Table 11-1 that apply to sites, two-unit dwellings and multiple unit dwellings shall also apply to bare land units and two-unit dwellings and multiple unit dwellings that are part of an approved bare land condominium.

<sup>(2)</sup> minimum site area is 750 square metres for the first three dwelling units plus 200 square metres for each additional dwelling unit

<sup>(3)</sup> the prescribed rear yard requirement for a site with an intervening public reserve between it and the lakeshore may be reduced up to the established building line

<sup>(4)</sup> except that no side yard shall be required where a common wall divides two dwelling units

<sup>(5)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage

## **12. RS - SUNNYSIDE CO-OP RESIDENTIAL DISTRICT**

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### **12.1 Intent**

The objective of this district is to provide for existing residential development for the area known as the Sunnyside Co-op, located in a portion of Legal Subdivision 14 in the NW-11-53-27-W2M, which is comprised of a number of building sites on a single site, to allow existing buildings to continue as conforming uses and to allow for their upgrading and improvement.

### **12.2 Permitted Uses**

The following uses are permitted in the **RS** - Sunnyside Co-op Residential District:

#### **12.2.1 Existing uses:**

- (1) All residential buildings and uses in existence at the time of the passage of this Bylaw shall be considered to be permitted uses.

#### **12.2.2 Recreational uses:**

- (1) private parks, public parks and public recreational facilities
- (2) nature trails and exhibits

#### **12.2.4 Other uses:**

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities

### **12.3 Regulations**

12.3.1 All yard dimensions, building locations, separation distances, open spaces and site coverage in effect at the time of the passage of this Bylaw shall be the appropriate development standards.

12.3.2 No development permit shall be issued for the reconstruction of, or addition to, any dwelling which would have the effect of increasing the site coverage or decreasing separation distances between dwellings unless:

- (a) a set of development standards, mutually agreeable to Council and the Sunnyside Cooperative, has been established to regulate redevelopment on the site; or
- (b) the application has been sanctioned by the Sunnyside Cooperative.

12.3.3 No additional building sites will be created and no additional dwellings will be permitted on the site.

## **13. RTC - TRAILER COURT RESIDENTIAL DISTRICT**

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### **13.1 Intent**

The objective of this district is to provide for mobile home, trailer court and mobile home court residential development and other compatible uses.

### **13.2 Permitted Uses**

The following uses are permitted in the **RTC** - Trailer Court Residential District:

#### 13.2.1 Residential uses:

- (1) mobile homes

#### 13.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 13.2.3 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities

### **13.3 Discretionary Uses**

The following uses are discretionary in the **RTC** - Trailer Court Residential District:

#### 13.3.1 Residential uses:

- (1) mobile home courts
- (2) trailer courts
- (3) long term campgrounds

#### 13.3.2 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)
- (2) parking lots



### 13.4 Accessory Buildings and Uses

13.4.1 Accessory buildings and use are permitted subject to compliance with the Bylaw as follows:

- (1) Section 4.13.11(5)(a) for mobile home sites; *Bylaw 5-2015, 2015.08*
- (2) Section 4.13.2 for trailer courts and long-term campgrounds;
- (3) Section 4.13.3 for mobile home courts.

13.4.2 Accessory buildings and structures intended to provide permanent shelter over a mobile home (commonly referred to as trailer hood) are prohibited in the **RTC** – Trailer Court Residential District.

### 13.5 Regulations

#### 13.5.1 Site Requirements

The minimum site size and yard requirements are shown in Table 13-1.

#### 13.5.2 Floor Areas

The minimum floor area requirements are shown in Table 13-1.

#### 13.5.3 Site Coverage

The maximum site coverage requirements are shown in Table 13-1.

### 13.6 Standards for Discretionary Uses

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

13.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

13.6.2 Trailer courts and long-term campgrounds shall comply with Section 4.13.2 of this Bylaw.

13.6.3 Mobile homes shall comply with Section 4.9 of this Bylaw.

13.6.4 Mobile home courts shall comply with Section 4.13.3 of this Bylaw.

### **13.7 Exceptions to Development Standards**

- 13.7.1 Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a mobile home, the minimum rear yard requirement is reduced to 1.5 metres.

TABLE 13-1: RTC - TRAILER COURT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Mobile homes <sup>(1)</sup>	500	15	2	2	1.5	10.5	45	40 <sup>(2)</sup>
Mobile home courts <sup>(1)</sup>	10000	60	2	2	2	10.5	no minimum	no maximum
Long term campgrounds and trailer courts <sup>(1)</sup>	10000	60	2	2	2	10.5	no minimum	no maximum
Long and short-term campsites	140	5	1	1	0.3 <sup>(3)</sup>	10.5	no minimum	no maximum
Public parks and public recreational facilities, permitted public works, nature trails and exhibits and parking lots	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

- Notes:**
- <sup>(1)</sup> the development standards in Table 13-1 that apply to sites and mobile homes shall also apply to bare land units and mobile homes that are part of an approved bare land condominium.
  - <sup>(2)</sup> the floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage
  - <sup>(3)</sup> including any recreational vehicle slide-out

## **14. C1 - RESORT COMMERCIAL DISTRICT**

---

### **14.1 Intent**

The objective of this district is to provide for resort commercial development and other compatible uses.

### **14.2 Permitted Uses**

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

#### **14.2.1 Commercial uses:**

- (1) amusement parks
- (2) art galleries, studios and related facilities
- (3) convenience stores
- (4) golf courses and related facilities including clubhouses, restaurants, lounges and driving ranges
- (5) outdoor recreational storage compounds subject to Section 4.13.16 of this bylaw
- (6) farm stands
- (7) marinas
- (8) restaurants with or without associated lounges

#### **14.2.2 Recreational uses:**

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### **14.2.3 Other uses:**

- (1) public works, not including solid or liquid waste disposal facilities

### **14.3 Discretionary Uses**

The following uses are discretionary in the C1 - Resort Commercial District:

#### **14.3.1 Commercial uses:**

- (1) bakeries with retail sales
- (2) campgrounds
- (3) car rental, snowmobile rental and ATV rental establishments
- (4) commercial service centres
- (5) gas bars
- (6) night clubs
- (7) nurseries, greenhouses and garden centres
- (8) offices and office buildings
- (9) parking lots

- (10) photography studios
- (11) retail / service commercial uses
- (12) service stations
- (13) taverns
- (14) tourist camps
- (15) hotels
- (16) motels
- (17) farmer's markets
- (18) butcher shops with retail sales
- (19) distilleries, wineries, and breweries
- (20) dairy processing with retail sales
- (21) communication towers
  
- (22) car washes

*Bylaw 17-2021, 2021.10*

*Bylaw 8-2023, 2023.9*

#### 14.3.2 Residential uses:

- (1) dwelling units secondary and accessory to a principal commercial use
- (2) staff accommodation as a principal use
- (3) staff accommodation as an accessory use

#### 14.3.3 Other Uses:

- (1) Shipping containers, as an accessory use, subject to Section 4.13.15 of this bylaw.

### **14.4 Accessory Buildings and Uses**

- 14.4.1 Accessory buildings and uses, except staff accommodation as an accessory use, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

### **14.5 Regulations**

#### 14.5.1 Site Requirements

The minimum site and yard requirements are shown in Table 14-1.

#### 14.5.2 General Regulations

- (1) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles and in the rental of cars and snowmobiles.
- (2) All outside storage permitted pursuant to (1), above, shall be fenced, and where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

#### **14.6 Standards for Discretionary Uses**

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

- 14.6.1 Any use that is part of a commercial service centre that is discretionary shall require discretionary use approval.
- 14.6.2 Gas bars shall comply with Section 4.13.8 of this Bylaw.
- 14.6.3 Service stations shall comply with Section 4.13.7 of this Bylaw.
- 14.6.4 Campgrounds and tourist camps shall comply with Section 4.13.2 of this Bylaw.
- 14.6.5 Staff accommodation as a principal use shall be subject to Section 4.13.14 of this Bylaw.
- 14.6.6 Staff accommodation as an accessory use shall be subject to Section 4.13.11 of this Bylaw.
- 14.6.7 Communication Towers shall comply with all regulations set out by the federal government.

*Bylaw 17-2021, 2021.10*

- 14.6.8 Communication Towers shall comply with Clause 4.13.11 of this Bylaw.

*Bylaw 17-2021, 2021.10*

**TABLE 14-1: C1 - RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS**

<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>
Amusement parks	500	12	6	6	1.5	10.5
Art galleries, studios and related facilities	500	12	6	6	1.5	10.5
Campgrounds	1000	30	6	10.5	5	10.5
Car Washes	500	12	6	6	1.5	10.5
Convenience stores	500	12	6	6	1.5	10.5
Golf courses	no minimum	no minimum	7.5	6	1.5	10.5
Hotels	1000	30	7.5	6	1.5	25
Motels	1000	30	7.5	6	1.5	25
Marinas	no minimum	no minimum	6	no minimum	1.5	10.5
Restaurants	500	12	6	6	1.5	10.5
Tourist camps	1000	30	6	6	5	10.5
Bakeries	500	12	6	6	1.5	10.5
Car, snowmobile and ATV rental	1000	15	6	6	1.5	10.5
Commercial service centres	1000	15	6	6	1.5	10.5
Gas bars	1000	15	7.5	6	1.5	10.5
Night clubs	1000	15	6	6	1.5	10.5
Nurseries, greenhouses and garden centres	500	12	6	6	1.5	10.5
Offices and office buildings	500	12	6	6	1.5	10.5
Parking lots	500	no minimum	no minimum	no minimum	no minimum	10.5
Photography studios	500	12	6	6	1.5	10.5
Retail / service commercial uses	500	12	6	6	1.5	10.5
Service stations	1000	30	7.5	6	1.5	10.5
Staff accommodation	1000	15	6	6	1.5	10.5
Taverns	500	12	6	6	1.5	10.5
Public parks, public recreational facilities, nature trails and exhibits and permitted public works	no minimum	no minimum	no minimum	no minimum	no minimum	10.5
Outdoor recreational storage	500	12	6	6	1.5	10.5

**TABLE 14-1: C1 - RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS**

<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>
compounds						
Butcher shops with retail sales	500	12	6	6	1.5	10.5
Dairy processing with retail sales	500	12	6	6	1.5	10.5
Distilleries, wineries, and breweries	500	12	6	6	1.5	10.5
Farm stands	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Farmers' markets	500	12	6	6	1.5	10.5



## **15. C2 - RETAIL AND SERVICE COMMERCIAL DISTRICT**

---

### **15.1 Intent**

The objective of this district is to provide for retail and service commercial development and other compatible uses.

### **15.2 Permitted Uses**

The following uses are permitted in the **C2 - Retail and Service Commercial District**:

#### 15.2.1 Commercial uses:

- (1) art galleries, studios and related facilities
- (2) bakeries with retail sales
- (3) car rental, snowmobile rental, ATV rental establishments
- (4) convenience stores
- (5) gas bars
- (6) offices and office buildings
- (7) nurseries, greenhouses and garden centres
- (8) photography studios
- (9) restaurants with or without associated lounges
- (10) retail / service commercial uses
- (11) service stations
- (12) outdoor recreational storage compounds subject to Section 4.13.16 of this bylaw
- (13) farm stands
- (14) car washes

*Bylaw 8-2023, 2023.9*

#### 15.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 15.2.3 Other uses:

- (1) public works, not including solid or liquid waste disposal facilities

### **15.3 Discretionary Uses**

The following uses are discretionary in the **C2 - Retail and Service Commercial District**:

#### 15.3.1 Commercial uses:

- (1) amusement parks
- (2) campgrounds
- (3) commercial service centres

- (4) golf courses and related facilities including clubhouses, restaurants, lounges and driving ranges
- (5) hotels
- (6) motels
- (7) marinas
- (8) night clubs
- (9) parking lots
- (10) taverns
- (11) tourist camps
- (12) farmers markets
- (13) butcher shops with retail sales
- (14) distilleries, wineries and breweries
- (15) dairy processing with retail sales
- (16) cannabis retail store
- (17) communication towers

*Bylaw 9-2020, 2020.07*

*Bylaw 17-2021, 2021.10*

#### 15.3.2 Residential uses:

- (1) dwelling units secondary and accessory to a principal commercial use
- (2) staff accommodation as a principal use
- (3) staff accommodation as an accessory use

### **15.4 Accessory Buildings and Uses**

15.4.1 Accessory buildings and uses, except staff accommodation as an accessory use, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

### **15.5 Regulations**

#### 15.5.1 Site Requirements

The minimum site and yard requirements are shown in Table 14-1.

#### 15.5.2 General Regulations

- (1) All business shall be conducted and all goods stored wholly within an enclosed building, except as required in the servicing of motor vehicles and in the rental of cars and snowmobiles.
- (2) All outside storage permitted pursuant to (1), above, shall be fenced, and where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

**15.6 Standards for Discretionary Uses**

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

15.6.1 Any use that is part of a commercial service centre that is discretionary shall require discretionary use approval.

15.6.2 Gas bars shall comply with Section 4.13.8 of this Bylaw.

15.6.3 Service stations shall comply with Section 4.13.7 of this Bylaw.

15.6.4 Campgrounds and tourist camps shall comply with Section 4.13.2 of this Bylaw.

15.6.5 Staff accommodation as a principal use shall be subject to Section 4.13.14 of this Bylaw.

15.6.6 Staff accommodation as an accessory use shall be subject to Section 4.13.11 of this Bylaw.

15.6.7 Cannabis Retail Store shall comply with the regulations under the provincial and federal governments. No advertising such as signs will be permitted. If the Cannabis Retail Store is sharing a building with another retail store, a separate entrance is required.

*Bylaw 9-2020, 2020.07  
Bylaw 17-2021, 2021.10*

15.6.8 Cannabis Retail Store as an accessory building shall be subject to Section 4.13.11 of this Bylaw.

*Bylaw 9-2020, 2020.07*

15.6.9 Communication Towers shall comply with all regulations set out by the federal government.

*Bylaw 17-2021, 2021.10*

15.6.10 Communication Towers shall comply with Clause 4.13.11 of this Bylaw

*Bylaw 17-2021, 2021.10*

**TABLE 15-1: C2 - RETAIL AND SERVICE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS**

Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)
Amusement parks	500	12	6	6	1.5	10.5
Art galleries, studios and related facilities	500	12	6	6	1.5	10.5
Campgrounds	1000	30	6	10.5	5	10.5
Convenience stores	500	12	6	6	1.5	10.5
Car Washes	500	12	6	6	1.5	10.5
Golf courses	no minimum	no minimum	7.5	6	1.5	10.5
Hotels	1000	30	7.5	6	1.5	25
Motels	1000	30	7.5	6	1.5	25
Marinas	no minimum	no minimum	6	no minimum	1.5	10.5
Restaurants	500	12	6	6	1.5	10.5
Tourist camps	1000	30	6	6	5	10.5
Bakeries	500	12	6	6	1.5	10.5
Car rental, snowmobile rental	1000	15	6	6	1.5	10.5
Commercial service centres	1000	15	6	6	1.5	10.5
Gas bars	1000	15	7.5	6	1.5	10.5
Night clubs	1000	15	6	6	1.5	10.5
Nurseries, greenhouses and garden centres	500	12	6	6	1.5	10.5
Offices and office buildings	500	12	6	6	1.5	10.5
Parking lots	500	no minimum	no minimum	no minimum	no minimum	10.5
Photography studios	500	12	6	6	1.5	10.5
Retail / service commercial uses	500	12	6	6	1.5	10.5
Service stations	1000	30	7.5	6	1.5	10.5
Staff accommodation	1000	15	6	6	1.5	10.5
Taverns	500	12	6	6	1.5	10.5
Public parks, public recreational facilities, nature trails and exhibits and permitted public works	no minimum	no minimum	no minimum	no minimum	no minimum	10.5
Outdoor recreational storage compounds	500	12	6	6	1.5	10.5

**TABLE 15-1: C2 - RETAIL AND SERVICE COMMERCIAL DISTRICT DEVELOPMENT STANDARDS**

<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>
Butcher shops with retail sales	500	12	6	6	1.5	10.5
Dairy processing with retail sales	500	12	6	6	1.5	10.5
Distilleries, wineries and breweries	500	12	6	6	1.5	10.5
Farm stands	no minimum	no minimum	no minimum	no minimum	no minimum	no minimum
Farmers' markets	500	12	6	6	1.5	10.5
Cannabis Retail Store	500	12	6	6	1.5	10.5

## **15A. C3 – HIGHWAY COMMERCIAL DISTRICT**

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### **15A.1 Intent**

The objective of this district is to provide for commercial, light industrial and other compatible development in specific areas, with standards for such development.

### **15A.2 Permitted Uses**

The following uses are permitted in the **C3** – Highway Commercial District:

#### 15A.2.1 Commercial/Industrial uses:

- (1) Retail/service commercial
- (2) Convenience stores, with or without gas bars
- (3) Recreational vehicle, automobile, marine and mobile home sales and service establishments
- (4) Gas bars subject to Sections 4.13.8 and service stations subject to 4.13.7
- (5) Nurseries, greenhouses and garden centres
- (6) Restaurants
- (7) Veterinary clinics and animal hospitals
- (8) Car and truck washes
- (9) Recreation facilities

#### 15A.2.2 Other uses:

- (1) Public works, except solid and liquid waste disposal facilities
- (2) Municipal facilities

### **15A.3 Discretionary Uses**

The following uses are discretionary in the **C3** – Highway Commercial District:

#### 15A.3.1 Commercial/Industrial uses:

- (1) Transportation, trucking and freight handling establishments
- (2) Construction trades establishments
- (3) Indoor storage rental facilities
- (4) Warehouses and storage yards
- (5) Bulk fuel sales and storage
- (6) Communication Towers

*Bylaw 17-2021, 2021.10*

#### 15A.3.2 Residential uses:

- (1) Dwelling unit's accessory to principal uses, as part of principal buildings, for the use of caretakers, owners or managers.

### 15A.3.3 Other uses:

- (1) Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils.

## 15A.4 Accessory Buildings

15A.4.1 Accessory buildings and uses, except accessory dwelling units, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

## 15A.5 Regulations

### 15A.5.1 Site Requirements

The minimum and maximum site and yard requirements are shown in Table 15A-1.

## 15A.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the C3 – Highway Commercial District with regard to Section 3.6.2 Discretionary Use Evaluation Criteria and Section 3.6.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows:

### 15A.6.1 Accessory dwelling units:

- (1) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the commercial or industrial establishment. An emergency exit must be provided in addition to the main entrance.

15A.6.2 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

15A.6.3 Industrial uses shall comply with PART 8 Section 8.3 of the District Official Community Plan.

15A.6.4 Communication Towers shall comply with all regulations set out by the federal government.

*Bylaw 17-2021, 2021.10*

15A.6.5 Communication Towers shall comply with Clause 4.13.11 of this Bylaw

*Bylaw 17-2021, 2021.10*

## 15A.7 Off-Street Parking and Loading

### 15A.7.1 Location of Required Parking and Loading Facilities:

All required parking and loading facilities shall be located on the same site as the principal building or use.

15A.7.2 Minimum Dimensions of Required Off-Street Parking and Loading Spaces:

- (1) All required off-street parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions and shall have minimum dimensions of 2.7 metres by 6.7 metres.
- (2) All required off-street loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions and shall have minimum dimensions of 3.0 metres by 0.5 metres.

15A.7.3 Calculation of Parking Requirements:

When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.

15A.7.4 Commercial and Industrial Uses:

Minimum off-street parking requirements are set out in Table 4-2.

15A.7.5 Residential Uses:

In addition to off-street parking spaces otherwise required, 1 off-street parking space shall be provided for each accessory dwelling unit.

15A.7.6 Required Loading Spaces:

Each principal building with a building floor area greater than 500 m<sup>2</sup> shall provide one off-street loading space.



<b>TABLE 15A-1: C3 – HIGHWAY COMMERCIAL DEVELOPMENT STANDARDS</b>					
<b>Principal Use</b>	<b>Minimum Site Area (ha)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>
Retail / service commercial	0.4	7.5	7.6	(1)	3
Convenience Stores with or without Gas Bars	0.4	7.5	7.6	(1)	3
Gas Bars and service stations	0.4	30	7.6	(1)	3
Nurseries, greenhouses and garden centres	0.4	30	7.6	(1)	3
Restaurants	0.4	7.5	7.6	(1)	3
Veterinary clinics and animal hospitals	0.4	7.5	7.6	(1)	3
Car and truck washes	0.4	30	7.6	(1)	3
Recreation facilities	0.4	7.5	7.6	(1)	3
Public Works, except solid and liquid waste disposal facilities	no minimum	no minimum	no minimum	no minimum	no minimum
Municipal facilities	no minimum	no minimum	no minimum	no minimum	no minimum
Transportation, Trucking and freight handling establishments	0.4	30	7.6	(1)	3
Construction trades establishments	0.4	30	7.6	(1)	3
Indoor storage rental facilities	0.4	30	7.6	(1)	3
Warehouses and storage yards	0.4	30	7.6	(1)	3
Bulk fuel sales and storage	0.4	30	7.6	(1)	3
Dwelling units accessory to principal uses, as part of principal buildings, for the use of caretakers, owners or managers	0.4	30	7.6	(1)	3
Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soil	0.4	30	7.6	(1)	3

Notes: (1) 10% of the depth of the site

## **16. IC -INSTITUTIONAL CAMP DISTRICT**

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### **16.1 Intent**

The objective of this district is to provide for institutional camp development and other compatible uses.

### **16.2 Permitted Uses**

The following uses are permitted in the IC - Institutional Camp District:

#### 16.2.1 Institutional uses:

- (1) institutional camp development without facilities / buildings that include dwelling units or habitable rooms

#### 16.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibits

#### 16.2.3 Other uses:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities

### **16.3 Discretionary Uses**

The following uses are discretionary in the IC - Institutional Camp District:

#### 16.3.1 Institutional uses:

- (1) institutional camp development with facilities / buildings that include dwelling units or habitable rooms

#### 16.3.2 Recreational uses:

- (1) private parks
- (2) campgrounds
- (3) community marinas

#### 16.3.3 Residential uses:

- (1) staff accommodation as a principal use
- (2) trailer courts
- (3) staff accommodation as an accessory use

16.3.4 Other uses:

- (1) forestry and forest management on non-provincial forest land
- (2) community marinas
- (3) shipping containers

*Bylaw 11-2020, 2021.06*

**16.4 Accessory Buildings and Uses**

16.4.1 Accessory buildings and uses, except staff accommodation as an accessory use, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

16.4.2 Outdoor recreational storage compounds shall be permitted subject to Section 4.13.16 of this bylaw.

**16.5 Regulations**

16.5.1 Site Requirements

The minimum site and yard requirements are shown in Table 16-1.

**16.6 Standards for Discretionary Uses**

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

16.6.1 Forestry and forest management on non-provincial forest land shall comply with Section 4.13.9 of this Bylaw.

16.6.2 Forestry and forest management on non-provincial forest land including the selective cutting or removal of trees to maintain the natural, semi-wilderness condition of the forest will be permitted. Clearcutting of trees on non-provincial forest land is strictly prohibited.

16.6.3 Staff accommodation as a principal use shall be subject to Section 4.13.14 of this Bylaw.

16.6.4 Staff accommodation as an accessory use shall be subject to Section 4.13.11 of this Bylaw.

16.6.5 Shipping containers, as an accessory use, subject to Section 4.13.15 of this bylaw.

*Bylaw 11-2020, 2021.06*

**16.7 Exceptions to Development Standards**

16.7.1 Trailer Court sites in the IC – Institutional Camp District that existed prior to April 1, 2006, that do not meet the minimum site frontage requirement of 40 metres, shall be subject to a reduced minimum site frontage requirement of 15 metres.

<b>TABLE 16-1: IC - INSTITUTIONAL CAMP DISTRICT DEVELOPMENT STANDARDS</b>						
<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>
Institutional camps	1000	15	6	6	1.5	10.5
Staff accommodation	1000	15	6	6	1.5	10.5
Trailer courts	10000	60	2	2	2	10.5
Public parks, private parks, public recreational facilities, nature trails and exhibits, permitted public works, forestry and forest management	no minimum	no minimum	no minimum	no minimum	no minimum	10.5
Campgrounds	1000	15	2	2	2	10.5
Community marinas	1000	15	6	6	1.5	10.5
Commercial marinas	1000	15	6	6	1.5	10.5

## **17. RF - RURAL FOREST DISTRICT**

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### **17.1 Intent**

The objective of this district is to provide a natural and scenic setting for extensive recreation, forestry, wildlife habitat and residential uses, and other compatible uses, as a balance to the more intensive development and use of many portions of the Municipality in close proximity to the main recreation lakes.

### **17.2 Permitted Uses**

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

#### 17.2.1 Residential uses:

- (1) single detached dwellings
- (2) mobile homes

#### 17.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails, hiking trails, cross-country ski trails, exhibits and interpretive media

#### 17.2.3 Commercial uses:

- (1) home based businesses (refer to Section 4.13.1)
- (2) outdoor recreational storage compounds subject to section 4.13.16 of this bylaw and indoor storage facilities which may include ancillary automotive detailing services for repair, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles but not including painting, body work and other major repairs or bulk fuel sales.

#### 17.2.4 Other uses:

- (1) agriculture
- (2) public works
- (3) historical and archaeological sites, and wildlife management and conservation areas
- (4) wildlife management activities
- (5) fish management activities
- (6) trapping

### **17.3 Discretionary Uses**

The following uses are discretionary in the **RF** - Rural Forest District:

17.3.1 Residential uses:

- (1) dwelling units where secondary and accessory to a principal commercial or resource extraction use
- (2) staff accommodation as a principal use
- (3) staff accommodation as an accessory use

17.3.2 Commercial uses:

- (1) amusement parks
- (2) art galleries, studios and related facilities
- (3) bed and breakfast homes
- (4) convenience stores
- (5) gas bars
- (6) golf courses and related facilities including clubhouses, restaurants, lounges and driving ranges
- (7) marinas
- (8) nurseries, greenhouses and garden centres
- (9) parking lots
- (10) residential care facilities
- (11) riding stables and trails
- (12) contractors' storage yards
- (13) tourism base camps
- (14) commercial marinas
- (15) kennels, boarding or breeding

*Bylaw 8-2016, 2016.08*

- (16) vehicle repair shop

*Bylaw 12-2017, 2017.12*

- (17) Tattoo/Art Studio

*Bylaw 1-2019, 2020.07*

17.3.3 Recreational uses:

- (1) private parks
- (2) snowmobile trails and ATV trails
- (3) community marinas

17.3.4 Institutional uses:

- (1) community centres
- (2) custodial care facilities

17.3.5 Resource extraction uses:

- (1) agriculture
- (2) forestry and forest management on non-provincial forest land
- (3) gravel pits

#### 17.3.6 Other Uses

- (1) Shipping containers, as an accessory use, subject to Section 4.13.15 of this bylaw.

### **17.4 Accessory Buildings and Uses**

- 17.4.1 Accessory buildings and uses, except staff accommodation as an accessory use, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

### **17.5 Regulations**

#### 17.5.1 Site Requirements

The minimum site and yard requirements are shown in Table 17-1.

#### 17.5.2 Floor Areas

The minimum floor area requirements are shown in Table 17-1.

### **17.6 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **RF** - Rural Forest District:

- 17.6.1 All discretionary uses shall maintain the natural wilderness setting of the area as much as possible.
- 17.6.2 Bed and Breakfast Homes shall comply with Section 4.13.5 of this Bylaw.
- 17.6.3 Forestry and forest management on non-provincial forest land shall comply with Section 4.13.9 of this Bylaw.
- 17.6.4 Forestry and forest management on non-provincial forest land including the selective cutting or removal of trees to maintain the natural, semi-wilderness condition of the forest will be permitted. Clearcutting of trees on non-provincial forest land is strictly prohibited.
- 17.6.5 Custodial care facilities and residential care facilities shall comply with Section 4.13.6 of this Bylaw.
- 17.6.6 Home based businesses shall comply with Section 4.13.1 of this Bylaw.
- 17.6.7 Solid and liquid waste disposal facilities shall comply with Section 4.13.4 of this Bylaw.
- 17.6.8 Mobile homes shall comply with Section 4.9 of this Bylaw.

- 17.6.9 All outside storage associated with any commercial use shall be fenced. Where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.
- 17.6.10 Gas bars shall comply with Section 4.13.8 of this Bylaw.
- 17.6.11 Service stations shall comply with Section 4.13.7 of this Bylaw.
- 17.6.12 Staff accommodation as a principal use shall be subject to Section 4.13.14 of this Bylaw.
- 17.6.13 Staff accommodation as an accessory use shall be subject to Section 4.13.11 of this Bylaw.
- 17.6.14 The provisions of Section 17.6.9 do not apply to contractor's storage yards. All contractor's storage yards shall be required to provide a treed buffer area 3.0 metres (9.8 ft.) wide between the storage area and all other site lines together with a fence of solid material is constructed surrounding the storage area to obstruct clear views into the compound from the exterior of the site.

## **17.7 Exceptions to Development Standards**

- 17.7.1 Where a site which existed prior to the passage of this Bylaw is within the **RF** - Rural Forest District and does not meet the minimum site area of 160,000 square metres, a permit will be issued upon receipt of an application for a single detached dwelling or mobile home, with an on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority, subject to the minimum yard requirements of the **RF** - Rural Forest District.
- 17.7.2 A reduced site area of 140,000 square metres will be permitted and a permit will be issued for a single detached dwelling or mobile home, with an on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority, where a registered road widening, irrigation canal, water body, permanent water course or public utility encroaches on a site that would otherwise meet the minimum site area requirement of 160,000 square metres, subject to the minimum yard requirements of the **RF** - Rural Forest District.



- 17.7.3 Where a site is created as a result of subdivision that severs two parcels of land that were “tied” together in the Land Titles Registry but are physically separated by a road on a registered road plan or a drainage ditch on a registered right-of-way, and where the two parcels continue to have legal and physical access, there shall be no minimum site area for a single detached dwelling or mobile home. Issuance of a development permit for a single detached dwelling or mobile home on such sites shall require approval of an on-site liquid waste treatment and disposal system pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority, and shall be subject to the minimum yard requirements of the **RF** - Rural Forest District.

TABLE 17-1: RF - RURAL FOREST DISTRICT DEVELOPMENT STANDARDS							
Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m <sup>2</sup> )
Single detached dwellings and mobile homes	160000	15	15	15	7.5	10.5	70
Bed and breakfast homes	160000	15	15	15	1.5	10.5	70
Kennels, boarding or breeding <i>Bylaw 8-2016, 2016.08</i>	160000	15	15	15	7.5	10.5	70
Amusement parks	500	12	6	6	1.5	10.5	no minimum
Art galleries, studios and related facilities	500	12	6	6	1.5	10.5	no minimum
Convenience stores	500	12	6	6	1.5	10.5	no minimum
Gas bars	1000	30	7.5	6	1.5	10.5	no minimum
Golf courses	no minimum	no minimum	7.5	6	1.5	10.5	no minimum
Marinas	no minimum	no minimum	6	no minimum	1.5	10.5	no minimum
Nurseries, greenhouses and garden centres	500	12	6	6	1.5	10.5	no minimum
Parking lots	500	no minimum	no minimum	no minimum	no minimum	10.5	no minimum
Residential care facilities	160000	15	15	15	7.5	10.5	70
Riding stables and trails	4000	12	6	6	1.5	10.5	no minimum
Service stations	1000	30	7.5	6	1.5	10.5	no minimum
Staff accommodation	1000	15	6	6	1.5	10.5	no minimum
Community centres	1000	15	6	6	1.5	10.5	no minimum
Custodial care facilities	160000	15	15	15	7.5	10.5	70
Agriculture	160000	no minimum	7.5	6	1.5	10.5	no minimum
Tourism Base Camps	1000	12	6	6	1.5	10.5	no minimum
Public parks and public recreational facilities, private parks, public works, nature trails, hiking trails, cross-	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum

<b>TABLE 17-1: RF - RURAL FOREST DISTRICT DEVELOPMENT STANDARDS</b>							
<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>	<b>Minimum Building Floor Area (m<sup>2</sup>)</b>
country ski trails, exhibits and interpretive media, historical and archeological sites, wildlife management and conservation areas, wildlife management activities, fish management activities, trapping, snowmobile trails, ATV trails, forestry and forest management and gravel pits							
Outdoor recreational storage compounds and indoor storage facilities detailed in 17.2.3 (2)	1000	15	6	6	1.5	10.5	no minimum
Community marinas	500	15	6	6	1.5	10.5	no minimum
Commercial marinas	500	15	6	6	1.5	10.5	no minimum
Contractors' storage yards	1000	15	6	6	1.5	10.5	no minimum

## **18. RC - RESOURCE CONSERVATION DISTRICT**

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### **18.1 Intent**

The objective of this district is to provide for the management of extensive areas of forested Crown Land using sound integrated resource management principles and techniques and recognizing a wide variety of resource uses.

### **18.2 Permitted Uses**

The following uses are permitted in the **RC** - Resource Conservation District:

#### 18.2.1 Recreational uses:

- (1) nature trails, hiking trails, cross-country ski trails, exhibits and interpretive media

#### 18.2.3 Resource extraction uses:

- (1) forestry and forest management on provincial forest land

#### 18.2.3 Other uses:

- (1) public works
- (2) historical and archaeological sites, and wildlife management and conservation areas
- (3) wildlife management activities
- (4) fish management activities
- (5) trapping

### **18.3 Discretionary Uses**

The following uses are discretionary in the **RC** - Resource Conservation District:

#### 18.3.1 Residential

- (1) staff accommodation as a principal use
- (2) staff accommodation as an accessory use
- (3) dwelling units secondary and accessory to a principal commercial use

#### 18.3.2 Commercial uses:

- (1) outfitter base camps
- (2) rifle or pistol ranges
- (3) tourism base camps

18.3.3 Recreational uses:

- (1) public parks
- (2) snowmobile trails and ATV trails

18.3.4 Resource extraction uses:

- (1) forestry and forest management on non-provincial forest land
- (2) gravel pits
- (3) mineral exploration

**18.4 Accessory Buildings and Uses**

18.4.1 Accessory buildings and uses, except staff accommodation as an accessory use, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

**18.5 Regulations**

18.5.1 Site Requirements

The minimum site and yard requirements are shown in Table 18-1.

**18.6 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **RC** - Resource Conservation District:

- 18.6.1 All discretionary uses shall maintain the natural wilderness setting of the area as much as possible.
- 18.6.2 Forestry and forest management on non-provincial forest land shall comply with Section 4.13.9 of this Bylaw.
- 18.6.3 Forestry and forest management on non-provincial forest land including the selective cutting or removal of trees to maintain the natural, semi-wilderness condition of the forest will be permitted. Clearcutting of trees on non-provincial forest land is strictly prohibited.
- 18.6.4 Solid and liquid waste disposal facilities shall comply with Section 4.13.4 of this Bylaw.
- 18.6.5 All outside storage associated with any commercial use shall be fenced. Where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

- 18.6.6 Outfitter base camps and tourism base camps shall comply with Section 4.13.13 of this Bylaw.
- 18.6.7 Staff accommodation as a principal use shall be subject to Section 4.13.14 of this Bylaw.
- 18.6.8 Staff accommodation as an accessory use shall be subject to Section 4.13.11 of this Bylaw.



## **18A. EOS - ENVIRONMENTAL OPEN SPACE DISTRICT**

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### **18A.1 Intent**

The objective of this district is to provide for either the preservation of public land in its natural state or for its development as a park.

### **18A.2 Permitted Uses**

The following uses are permitted in the **EOS** – Environmental Open Space District.

- (1) Natural environmental preservation
- (2) Parks and playgrounds

### **18A.3 Discretionary Uses**

The following uses are discretionary in the **EOS** – Environmental Open Space District.

- (1) Accessory uses
- (2) Parking facilities for uses in the district
- (3) Public utility buildings
- (4) Walkways, pedestrian bridges, boardwalks, and interpretive media



## **19. M - INDUSTRIAL DISTRICT**

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### **19.1 Intent**

The objective of this district is to accommodate industrial uses which require a large site area and minimal servicing and industries oriented toward forestry.

### **19.2 Permitted Uses**

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

#### 19.2.1 Industrial uses:

- (1) general industrial uses

#### 19.2.2 Other uses:

- (1) public works

### **19.3 Discretionary Uses**

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

#### 19.3.1 Industrial uses:

- (1) concrete and asphalt plants
- (2) forest product processing
- (3) hazardous industrial uses
- (4) mineral resource extraction
- (5) temporary work camps
- (6) communication towers

*Bylaw 17-2021, 2021.10*

#### 19.3.2 Other uses:

- (1) adult entertainment facility

### **19.4 Accessory Buildings and Uses**

19.4.1 Accessory buildings and uses shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

19.4.2 Outdoor recreational storage compounds shall be permitted subject to Section 4.13.16 of this Bylaw.

## **19.5 Regulations**

### **19.5.1 Site Requirements**

The minimum site and yard requirements are shown in Table 18-1.

### **19.5.2 General Regulations**

- (1) All industrial uses shall comply with Section 8.3 of the District Official Community Plan.

*Bylaw 5-2015, 2015.08*

## **19.6 Standards for Discretionary Uses**

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

19.6.1 Solid and liquid waste disposal facilities shall comply with Section 4.13.4 of this Bylaw.

19.6.2 Communication Towers shall comply with all regulations set out by the federal government.

*Bylaw 17-2021, 2021.10*

19.6.3 Communication Towers shall comply with Clause 4.13.11 of this Bylaw

*Bylaw 17-2021, 2021.10*

## **19.7 Landscaping Requirements**

19.7.1 Where adjacent to a public roadway, all industrial uses shall have a landscaped strip of not less than 4.5 metres in depth throughout, lying parallel to and abutting the front site line for the entire frontage of the site, and shall be used for no purpose except landscaping and necessary driveway access to the site.

<b>TABLE 19-1: M - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS</b>					
<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>
General industrial uses	4000	30	15	15	6
Concrete and asphalt plants	4000	30	15	15	6
Forest product processing	4000	30	15	15	6
Hazardous industrial uses	4000	30	15	15	6
Mineral resource extraction	no minimum	no minimum	no minimum	no minimum	no minimum
Temporary work camps	no minimum	no minimum	no minimum	no minimum	no minimum
Public works	no minimum	no minimum	no minimum	no minimum	no minimum
Adult entertainment facility <i>Bylaw 5-2015, 2015.08</i>	4000	30	15	15	6

**20. MAPS**

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## **21. BBR – BELL’S BEACH RESORT DISTRICT**

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### **21.1 Intent**

The objective of the **BBR** – Bell’s Beach Resort District is to provide for existing residential development in the replot area of the southwest portion of the development known as Bell’s Beach, in SW ¼ 5-53-26-W2M, to allow existing buildings to continue as conforming uses while accommodating the replot plan.

### **21.2 Permitted Uses**

The following uses are permitted in the **BBR** – Bell’s Beach Resort District:

#### 21.2.1 Residential uses:

- (1) single detached dwellings

#### 21.2.2 Recreational uses:

- (1) public parks and public recreational facilities
- (2) nature trails and exhibit

#### 21.2.3 Commercial use:

- (1) home based businesses (refer to Section 4.13.1)

#### 21.2.4 Other use:

- (1) public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities
- (2) historical and archaeological sites, and wildlife management and conservation areas

### **21.3 Discretionary Uses**

The following uses are discretionary in the **BBR** – Bell’s Beach Resort District:

#### 21.3.1 Commercial uses:

- (1) bed and breakfast homes

### **21.4 Accessory Buildings and Uses**

21.4.1 New and replacement accessory buildings and uses, including structural alterations, shall be permitted and shall comply with Section 4.13.11 of this Bylaw.

## **21.5 Regulations**

### **21.5.1 Site Requirements**

The minimum site size and yard requirements are shown in Table 21-1.

### **21.5.2 Floor Areas**

The minimum floor area requirements are shown in Table 21-1.

### **21.5.3 Site Coverage**

The minimum site coverage requirements are shown in Table 21-1.

## **21.6 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **BBR** – Bell’s Beach Resort District:

21.6.1 All discretionary uses shall maintain the residential character of the area as much as possible.

21.6.2 Bed and breakfast homes shall comply with Section 4.13.5 of this Bylaw.

## **21.7 Exceptions to Development Standards**

21.7.1 Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 1.5 metres.

*Bylaw 5-2015, 2015.08*

<b>TABLE 21-1: BBR – BELL’S BEACH RESORT DEVELOPMENT STANDARDS</b>								
<b>Principal Use</b>	<b>Minimum Site Area (m<sup>2</sup>)</b>	<b>Minimum Site Frontage (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard (m)</b>	<b>Maximum Building Height (m)</b>	<b>Minimum Building Floor Area (m<sup>2</sup>)</b>	<b>Maximum Site Coverage (%)</b>
Single detached dwellings, lakeshore sites	355	12 <sup>(1)</sup>	3 <sup>(2)</sup>	6 <sup>(2x3)</sup>	1.5 <sup>(2)</sup>	10.5	55	50 <sup>(4)</sup>
Single detached dwellings, except lakeshore sites	355	12 <sup>(1)</sup>	6 <sup>(2)</sup>	3 <sup>(2)</sup>	1.5 <sup>(2)</sup>	10.5	55	50 <sup>(4)</sup>
Bed and breakfast homes, lakeshore sites	355	12 <sup>(1)</sup>	3 <sup>(2)</sup>	6 <sup>(2x3)</sup>	1.5 <sup>(2)</sup>	10.5	55	50 <sup>(4)</sup>
Bed and breakfast homes, except lakeshore sites	355	12 <sup>(1)</sup>	6 <sup>(2)</sup>	3 <sup>(2)</sup>	1.5 <sup>(2)</sup>	10.5	55	50 <sup>(4)</sup>
Public parks and public recreation facilities, permitted public works, nature trails and exhibits, historical and archaeological sites, wildlife management and conservation areas	no minimum	no minimum	no minimum	no minimum	no minimum	10.5	no minimum	no maximum

- Notes: (1) except for sites that existed prior to August 1, 2014 which shall be deemed to be compliant with the minimum site frontage requirement
- (1) unless the dwelling existed as of August 1, 2014 in which case 0.25 metres
- (2) the prescribed rear yard requirement for a site with an intervening public reserve between it and the lakeshore may be reduced up to the established building line
- (3) the floor area of all principal and accessory buildings on site shall not exceed the maximum site coverage