

**ZONING BYLAW No. 19/89
OF THE
RESORT VILLAGE OF AQUADEO**

Being Exhibit "B" to Bylaw No. 18/89
Of the Resort Village of Aquadeo

Consolidated version including the following Amendments
(including Zoning District Map Amendments):

Bylaw No. 20/91
Bylaw No. 48/99
Bylaw No. 11/07
Bylaw No. 14/07
Bylaw No. 17/08
Bylaw No. 22/09
Bylaw No. 04/10
Bylaw No. 01/12
Bylaw No. 02/12
Bylaw No. 03/12
Bylaw No. 04/15
Bylaw No. 03/16
Bylaw No. 05/2018
Bylaw No. 08/2018

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

DATE: May 22, 2019

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SECTION 1 – INTRODUCTION

Under the Authority of the Planning and Development Act, 2007, and in conjunction with Bylaw No. 18/89, the Basic Planning Statement, the Resort Village of Aquadeo in the Province of Saskatchewan in open meeting hereby enacts as follows:

Bylaw No. 05/2018

- 1.1 **Title** – This bylaw shall be known and may be cited as the Zoning Bylaw of the Resort Village of Aquadeo.
- 1.2 **Scope** – Development shall be permitted within the limits of the Resort Village of Aquadeo when it is in conformity with the provisions of this bylaw.
- 1.3 **Severability** – If any section, clause or provision of this Bylaw, including anything shown on the Zoning District Map is, for any reason, declared by a court of competent jurisdiction of be invalid, the same shall not affect the validity of the Bylaw as a whole or any part thereof, other than the section, clause or provision, including anything on the Zoning Map, so declared to be invalid.

SECTION 2 – INTERPRETATION

Accessory Use – A use which is incidental and subordinate to, and is customarily associated with the principal use or building, and is located on the same lot with the principal use or building.

Act – The Planning and Development Act, 2007.

Administrator – The Clerk of the Resort Village of Aquadeo.

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Building – A structure constructed or placed on, in or over land, but not including a highway.

Building, Accessory – A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.

Building, Principal – The building in which is conducted the main or primary use of the lot on which said building is situated.

Construction trades – Offices, shops and warehouses, with or without associated retail sales, of plumbing, heating, electrical, carpentry, masonry, and other trades associated with the construction of buildings.

Council – The Council of the Resort Village of Aquadeo.

Deck – A raised open platform, with or without rails, attached 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 Permit – A document authorizing a development issued pursuant to this bylaw.

Discretionary Use – A use or form of development specified in the zoning district which may be allowed at Council's discretion following application to, and approval by the Council, and subject to specific development standards provided in this bylaw and prescribed by Council.

Dwelling, Single Detached – A detached building consisting of one dwelling unit, but shall not include a mobile home, as herein defined.

Dwelling Unit – One or more habitable rooms constituting a self-contained unit used as a residence, each unit having provision for sleeping, cooking and toilet facilities.

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

Floor Area – The maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling: any private garage, porch, verandah, sunroom, unfinished attic, unfinished basement, utility room, and laundry room.

Frontage – The side of a lot abutting the street; however, in the case of a corner lot the shorter of the sides shall be the frontage.

Garage, Private – A building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

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

Bylaw No. 08/2018

Home Occupation – An occupation, trade, profession or craft customarily practiced from a residence, and conducted entirely within a dwelling or accessory building to a dwelling and entirely by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the exterior character of the residential building or lot.

Lot – An area of land with fixed boundaries that is of record in the Land Titles Office by Certificate of Title.

Lot Coverage – That portion of a lot that is covered by buildings or structures.

Lot Line, Front – The line that divides the lot from the street. In the case of a corner lot the front lot line shall be the line separating the narrowest street frontage of the lot from the street.

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

Lot Line, Side – A lot line other than a front or rear lot line.

Mayor – The Mayor of the Resort Village of Aquadeo.

Mobile Home – A trailer coach that contains a complete dwelling unit.

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

Bylaw No. 03/12

Modular Home, Single Wide – a modular home that is less than 5 meters (16.40 ft.) in width.

Bylaw No. 03/12

Modular Home, Double Wide – a modular home that is greater than 8 meters (26.25 ft.) in width.

Bylaw No. 03/12

Mobile Home Court – A parcel or lot on which is harbored three or more mobile homes or other trailer coaches. 2.28 Municipality – The Resort Village of Aquadeo.

Non-Conforming Building – A building:

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

Non-Conforming Use – A lawful specific use:

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

Parking Space, Automobile – A space within a building or parking lot for the parking of one (1) automobile.

Permitted Use – A use or form of development other than a discretionary use, specifically permitted in the zoning district and subject to the regulations of the zoning district.

Personal Service Shops – Establishments engaged in the providing of care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios, and other similar uses.

Public Work –

- (1) Systems for the production or distribution of electricity;
- (2) Systems for the distribution of natural gas or oil;
- (3) Facilities for the storage, transmission, treatment, distribution, or supply of water;
- (4) Facilities for the collection, treatment, movement, or disposal of sanitary sewage; or
- (5) Telephone or light distribution lines.

That are owned or operated by the Crown or a Municipality.

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

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

Structural Alteration- The construction or reconstruction of supporting elements of a building or other structure.

Recreational Vehicle means a self-propelled or towed vehicle type unit, primarily designed as temporary living quarters for recreational, camping or travel use and which is used solely as a family or personal conveyance and in no way used for a commercial purpose. Without limiting the foregoing, recreational vehicles include:

Bylaw No. 03/16

- i) Travel trailer;
- ii) Cabin trailer;
- iii) Tent trailer'
- iv) Truck camper;
- v) Motor home;
- vi) Park trailer;
- vii) Fifth-wheel travel trailer

Yard- Any part of a lot unoccupied and unobstructed by any principal building.

Yard, Front- A yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

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

Yard, Required- The minimum size of a front, side or rear yard required under this Bylaw.

Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest wall exclusive of the eaves of the principal building on the lot.

Zoning District – A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing, and size of land or structure.

SECTION 3 – ADMINISTRATION

3.1 Development Officer

The Clerk of the Resort Village of Aquadeo and such other persons as may be designated by Council from time to time shall be the Development Officers responsible for the administration of this Bylaw.

3.2 Development Permit

3.2.1 Except as provided in Section 3.2(3) no person shall undertake a development or commence a use unless he obtains a development permit. No development permit is valid unless it conforms with the Zoning Bylaw.

3.2.2 An application for a development permit shall be made in Form A which is attached to and forms part of this Bylaw.

3.2.3 A Development Permit is not required for the following provided that all other provisions and regulations of the Bylaw are conformed to:

- (1) The maintenance of a public work;
- (2) The construction of a public work by the Resort Village of Aquadeo;
- (3) The installation of a public work on any street or other public right-of-way;
- (4) Temporary signs;
- (5) Maintenance and repairs that do not include structural alterations;
- (6) Placement of a mobile home in a mobile home court as provided in Section 6.2.3.2(2);
- (7) Accessory buildings less than 10 m² in area;
- (8) Fences.

3.2.4 If the development authorized by a development permit is not commenced within 12 months from the date of its issued, and completed within 24 months of its issue, the permit is deemed to be void, unless an extension of this period shall first have been granted.

3.2.4 a) All permits issued under this section expire:

- Six months from date of issue of work is not commenced within that period.
- If work is suspended for a period of six months, or longer by prior written agreement of the council

Bylaw No. 22/09

3.2.4 b) Where construction is taking place under the authority of a building permit:

- The exterior of the building shall be completed within twelve (12) months of the issuance of the permit.

- The landscaping of the lot shall be completed within two (2) years of the issuance of the permit.
- The lot shall be free of stored building materials and be leveled for proper drainage within two (2) years of the issuance of the building permit.

3.2.5 Moving a Building into the Village

Bylaw No. 22/09

- Minimum size – 74 sq. m. (800 sq. ft.) basement and garages are not included.
- Legal document or letter signed by the owner – if land is not owned by the applicant.
- Owner responsible for:
 - Payment of pre-move inspection
 - Completing moving application
 - Site plan drawn to scale indicating, all measurements pertaining to property lines, setbacks, existing buildings and dwelling
 - Pictures of house
 - Surveyors certificate or proof of property line pin location
 - Conforming to all Municipal, Federal, Provincial building code bylaws

3.3. Decision

3.3.1 The decision made on all applications shall be given to the applicant in writing in Form B as attached to and forming part of this Bylaw.

3.3.2 Upon completion of the review of an application for a permitted use or form of development, the Development Officer shall:

- (1) Where the application conforms to all the provisions of this Bylaw, issue a Development Permit; or
- (2) Where the class of development of use is subject to special regulations, performance standards or development standards specified in this Bylaw, issue a Development Permit which shall specify those regulations or standards to which the development is specially subject; or
 - If work is suspended for a period of six months, or longer by prior written agreement of the council

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- The exterior of the building shall be completed within twelve (12) months of the issuance of the permit.
- The landscaping of the lot shall be completed within two (2) years of the issuance of the permit.
- The lot shall be free of stored building materials and be leveled for proper drainage within two (2) years of the issuance of the building permit.

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- Legal document or letter signed by the owner – if land is not owned by the applicant.
- Owner responsible for:
 - Payment of pre-move inspection
 - Completing moving application
 - Site plan drawn to scale indicating, all measurements pertaining to property lines, setbacks, existing buildings and dwelling
 - Pictures of house
 - Surveyors certificate or proof of property line pin location
 - Conforming to all Municipal, Federal, Provincial building code bylaws

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- (1) Where the application conforms to all the provisions of this Bylaw, issue a Development Permit; or
 - (2) Where the class of development of use is subject to special regulations, performance standards or development standards specified in this Bylaw, issue a Development Permit which shall specify those regulations or standards to which the development is specially subject; or
 - (3) Where the development officer is unsure of the proper interpretation of a provision, submit the application to Council for a ruling; or
 - (4) Refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reasons for the refusal.
- 3.3.3 Where the applicant is for a discretionary use or form of development, the Development Officer shall subject the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:
- (1) Refuse the application and indicate the reasons for the refusal; or
 - (2) Issue a Development Permit incorporating any special standards as set forth in Council's resolution and as outlined in the Bylaw.

3.4 Development Appeals

- 3.4.1 Development Appeals Board – a Development Appeals Board of the Resort Village of Aquadeo is appointed in accordance clause 49(j) and sections 213 - 216 of the Act.
- 3.4.2 Where an application for a permitted use or form of development has been refused, the applicant shall be advised of the right of appeal to the Development Appeals Board of the Resort Village of Aquadeo.

Bylaw No. 05/2018

- 3.4.3 Where an application for a discretionary use or form of development has been approved by council with prescribed development standards pursuant to the bylaw and the applicant is of the opinion that the development standards prescribed exceed those necessary to secure the objectives of the Bylaw, the applicant may within 30 days of the date of councils approval, appeal the development standards prescribed within the approval of the discretionary use or form of development to the Development Appeals Board of the Resort Village of Aquadeo and from that Board, if necessary, to the Provincial Planning Appeals Board in accordance with the Act.
- 3.4.4 An application for a development permit shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the development officer and an appeal may be made as provided in Section 3.3.(1) as though the application has been refused at the end of the period specified in that subsection.

3.5 Planning and Development Fees

Council may adopt a separate *Planning and Development Fee Bylaw* in accordance with section 51 of the Act, prescribing a schedule of fees associated with this Bylaw, as well as a description that sets out the rationale for said fees.

Bylaw No. 05/2018

3.6 Offences and Penalties

Shall follow Bylaw 05/15 – A Bylaw to Establish Contravention of Bylaws.

Bylaw No. 04/15

3.7 Non-Conforming Use and Non-Conforming Buildings

Non-conforming uses and non-conforming buildings shall be subject to Sections 88 - 93 inclusive of the Act.

Bylaw No. 05/2018

SECTION 4 – GENERAL REGULATIONS

4.1 Licenses, Permits and Compliance with Other Bylaws and Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirement of from obtaining any license, permission, permit, authorization, or approval required by such requirements or regulations.

4.2 Accessory Buildings and Structures

- 4.2.1 Private garages or carports attached to the principal building or structure shall be considered as part of the principal building or structure and subject to the regulations governing the principal building or structure.
- 4.2.2 Only one carport or private garage, not exceeding 60 square metres in area is permitted on a lot.

4.3 Required Yards and Open Space

- 4.3.1 Minimum Yards Required – No portion of any yard or other open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.
- 4.3.2 Projections into Yards – Where minimum yards are required in any district, such minimum requirements shall not apply to the following:
 - (1) In any front or rear yard, the construction of steps or an open deck or terrace a maximum of 2.4 metres into the required yard.
 - (2) In any yard, the construction of a chimney, sill, cornice, or roof overhang a maximum of 0.6 metres into the required yard.

4.4 Signs

All signs shall be subject to the following requirements.

4.4.1 In Commercial Districts

- (1) No more than two signs are permitted on the premises;
- (2) An additional temporary sign not exceeding 1 m² bearing notice of sale or lease of the property or building relating to a temporary condition affecting the premises is permitted so long as the temporary condition exists;
- (3) No sign shall have a facial area exceeding 3.5 m²;
- (4) Signs may be double faced;
- (5) Illuminated signs shall have a steady light source which is suitably shielded;

- (6) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- (7) Signs shall not project beyond any lot line.

4.4.2 In all Other Districts

- (1) No more than one permanent sign is permitted on the premises;
- (2) An additional temporary sign bearing notice of sale or lease, sale of produce or other information relating to a temporary condition affecting the premises is permitted so long as the temporary condition exists;
- (3) For residential uses, no sign shall have a facial area exceeding 0.4 m²;
- (4) For non-residential uses, no sign shall have a facial area exceeding 1.5 m²;
- (5) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- (6) Signs shall not project beyond any lot line.

4.5 Municipal Facilities

Municipal offices and facilities of the Resort Village of Aquadeo are permitted in any zone subject to the site regulations for public works in that zone.

4.6 Hazard Lands

- 4.6.1 Notwithstanding any other provision in this bylaw, Council may refuse to issue a development permit for any development on land that is in its opinion hazard land, unless the proponent submits information prepared and endorsed by a certified professional that contains all reasonable site design and development measures necessary to overcome the hazards of the development.
- 4.6.2 If deemed necessary to mitigate hazards to people or property, the recommendations of the certified professional may form the basis of development standards issued in conjunction with a development permit. Failure to adhere to development standards may result in permit revocation or bylaw enforcement.

Bylaw No. 08/2018

SECTION 5 – ZONING DISTRICTS

5.1 Classification of Zoning Districts

In order to carry out the purpose and provisions of this Bylaw, the 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 as hereinafter defined.

Zoning Districts

R1 – Residential
R2 – Residential
R3 – Residential District
C – Commercial
UR – Urban Reserve

Bylaw No. 02/12

- a) The zoning of an R3 – Residential District is for the purpose of classifying all existing non-conforming R1 – Residential District lots.

Bylaw No. 02/12

5.2 The District Map

The map bearing the statement “This is the Zoning District Map referred to in Bylaw No. 19/89”, adopted by the Resort Village of Aquadeo signed by the Mayor and the Administrator under the seal of the municipality, shall be known as the “Zoning District Map” and such map is attached to and forms part of this Bylaw.

5.3 Boundaries of Zoning Districts

The boundaries of such districts referred to together with explanatory legend, notation and reference, are shown on the “Zoning District Map”. Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality. In unsubdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the maps.

5.4 Zoning Districts

All uses and forms of development within a district shall comply with the regulations contained in the district schedules in Section 6.

SECTION 6 – DISTRICT SCHEDULES

6.1 R1 – Residential District

6.1.1 Permitted Uses – The following are permitted uses in the R1 – Residential District:

- (1) Single-detached dwellings
- (2) Municipal offices and facilities
- (3) Public parks, playgrounds and sports fields
- (4) Public works excluding offices, shops, warehouses, and storage yards

6.1.2 Discretionary Uses – The following are discretionary uses in the R1 – Residential District:

- (1) Home occupations
- (2) Mobile homes, modular homes
- (3) Trailer coaches

Bylaw No. 03/12

Bylaw No. 17/08

6.1.3 Accessory Uses – Uses and forms of development are permitted (excluding commercial and industrial use) on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

6.1.4 Regulations

6.1.4.1 Lot Regulations – The regulations in Table 1 shall apply.

6.1.4.2 Accessory Buildings and Structures

- (1) The lot regulations in table 1 shall apply.
- (2) The total area of all accessory buildings shall not exceed the area of the principal building.
- (3) All buildings shall be separated from any other building by at least 1.5 m at the walls, and by 0.5 m between any eaves.
- (4) Pit privies are prohibited.
- (5) In any required rear yard abutting the banks of Jackfish Lake or abutting a public reserve adjacent to the banks of Jackfish Lake, fences shall not exceed a maximum height of 1 m, and in all other yards, fences shall not exceed a maximum height of 2 m.

6.1.4.3 Parking

- (1) A minimum of one parking space for each dwelling shall be provided and maintained on each lot.
- (2) A parking space shall be a minimum of 2.5 metres by 6 metres.
- (3) Parking spaces may be enclosed and may be in tandem.

6.1.4.4 Recreational Vehicles (RV) on Residential Sites

Bylaw No. 03/16

- (1) A maximum of one RV may be stored on any residential site that has a principal residence, and is used from time to time for a period not exceeding thirty (30) consecutive days for the temporary accommodation of non-paying guests.
- (2) Any additional RV's stored or occupied on a temporary basis on a residential site accessory to an existing permanent dwelling, subject to;
 - (a) The RV's shall be for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
 - (b) Any additional RV's on the same residential site exceeding a stay of seven (7) days shall be charged \$100.00 per week per RV to a maximum of \$600.00 per RV.
 - (c) If the RV's have a sink, shower, or water closet, it must have a self-contained septic holding tank or be connected to a septic system of the permanent dwelling.

6.1.4.5 Storage

- (1) No junked vehicle shall be stored on any lot outside an enclosed building.

6.1.4.6 Principal use – only one principal use shall be permitted on a lot.

6.1.5 Discretionary Use Regulations

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

6.1.5.2 Home Occupations

- (1) Home occupations shall be located in a dwelling unit.
- (2) One business sign or notice is permitted.
- (3) Other than as provided in clause (2), there shall be no exterior display, no exterior storage of materials, and no other variation from the residential character of the building in association with a home occupation.

6.1.5.3 Mobile Homes, modular homes

Bylaw No. 03/12

- (1) All mobile homes, modular homes located in an R1 District shall have a floor area of not less than 40 square meters and shall comply with

Canadian Standards Association Construction Standard Z240.2 – 1979 or later.

- (2) All mobile homes, modular homes shall be connected to a septic pump-out tank approved for permanent cottage use.
- (3) All mobile homes, modular homes shall be securely attached to the ground.
- (4) The regulations in Clause 6.1.4 shall apply.

Bylaw No. 03/12

TABLE 1**(Amended Bylaw No. 02/12, Bylaw No. 03/12)**

Use	Min Lot Area (sq. m)	Min Lot Width (m)	Min Yard Front (m)	Min Yard Side (m)	Min Yard Rear (m)	Max Lot Coverage (%)	Floor Area (sq. m)
Single Detached, Mobile & Modular Homes (SW/DW) R1 District	450	15	7.5	1.5*	5	35%	74 min**
Accessory Building to a Dwelling, Private Garage, Others R1 District	- -	- -	1.5 7.5	1.5*** 1.5	1.5**** 1.5	- -	60 max 20 max
Mobile Home, Modular Homes Courts R2 District	2000	15	7.5	7.5	7.5	-	-
Accessory Building to Mobile Home, Modular Homes Court R2 District	-	-	7.5	7.5	7.5	-	30 max
Single Detached, Mobile & Modular Homes (SW) R3 District	250	7.5	2.5	1.25	2.5	50%	74 min**
All Commercial and Residential Uses and Buildings C District	450	15	7.5	1.5	1.5	-	-
All Agricultural, Residential, and Commercial Uses and Buildings UR District	4 ha.	30	7.5	1.5.	1.5	-	-
Parks, Playgrounds, Community Centres, Public Works, and Building Buildings and Facilities	NO REQUIREMENTS IN ANY DISTRICT						

* minimum 3m if a corner lot & garage door is accessed from side yard – lot coverage max 50%.

** basements & attached garages are not included.

*** minimum 3m if a corner lot & garage door is accessed from the side yard – lot coverage max 50%.

**** minimum 3m if garage door is accessed from rear building line.

6.2 R2 – Residential District

6.2.1 Permitted Uses – The following are permitted uses in the R2 – Residential District:

- (1) Mobile home, modular home courts
- (2) Public parks
- (3) Public works excluding offices, shops, warehouses, and storage yards

Bylaw No. 03/12

6.2.2 Accessory Uses – Uses and forms of development are permitted (excluding commercial and industrial use) on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

6.2.3 Regulations

6.2.3.1 Lot Regulations – The regulations in Table 1 shall apply.

6.2.3.2 Mobile Home, Modular Homes Courts

- (1) An applicant for a development permit to expand or establish a mobile home, modular home court shall submit a copy of the documentation with a site location plan submitted to and approval thereof from the Provincial Department of Health.
- (2) The operator of a mobile home, modular homes court shall submit the site location plan, and a list of all trailer coaches, their serial numbers, the names and addresses of their owners, and the assigned site, to the development officer. The operator shall notify the development officer of any changes to this list at the end of each month. Where this provision is complied with, the location of a trailer coach on an existing site shown on the site location plan mentioned in clause 1, shall not require a development permit.

Bylaw No. 03/12

6.2.3.3 Accessory Buildings and Structures

- (1) The lot regulations in table 1 shall apply.
- (2) The total area of all accessory buildings shall not exceed the area of the principal building.
- (3) All Buildings shall be separated from any other building by at least 1.5 m at the walls, and by 0.5 m between any eaves.
- (4) Pit privies are prohibited.
- (5) In any required yard fences shall not exceed a maximum height of 2 m.

6.2.3.4 Parking

- (1) A minimum of one parking space for each dwelling shall be provided and maintained on each lot.
- (2) A parking space shall be a minimum of 2.5 metres by 6 metres.

- (3) Parking spaces may be enclosed and may be in tandem.

6.2A R3 – Residential District

Bylaw No. 02/12

6.2A.1 Permitted Uses – The following are permitted uses in the R3 – Residential District:

- (1) Single-detached dwellings

6.2A.2 Discretionary Uses – The following are discretionary uses in the R3 – Residential District:

- (1) Home occupations
- (2) Mobile homes, modular homes
- (3) Modular homes

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6.2A.3 Accessory Uses – Uses and forms of development are permitted (excluding commercial and industrial use) on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

6.2A.4 Regulations

6.2A.4.1 Lot Regulations – The regulations in Table 1 shall apply

6.2A.4.2 Accessory Buildings and Structures

- (1) The lot regulations in Table 1 shall apply.
- (2) The total area of all accessory buildings shall not exceed the area of the principal building.
- (3) All buildings shall be separated from any other building by at least 1.5 meters at the walls and by 0.5 meters between any eaves.
- (4) Pit privies are prohibited.
- (5) In any required rear yard abutting the banks of Jackfish Lake or abutting a public reserve adjacent to the banks of Jackfish Lake, fences shall not exceed a maximum height of 1 meter, and in all other yards, fences shall not exceed a maximum height of 2 meters.

6.2A.4.3 Parking

- (1) A minimum of one parking space for each dwelling shall be provided and maintained on each lot.
- (2) A parking space shall be a minimum of 2.5 meters by 6 meters.
- (3) Parking spaces may be enclosed and may be in tandem.

6.2A.4.4 Trailer Coaches

- (1) One trailer coach less than 30 square meters in area that is not a mobile home, modular home and is used from time-to-time for a period not exceeding 30 consecutive days for the temporary sleeping accommodation of guests of a single-detached dwelling shall be

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permitted on the same lot as the principal use.

- (2) Trailer coaches shall not be kept for hire.
- (3) The facilities and amenities of the principal dwelling shall be available at all times for the use of the occupants of the trailer coach.

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6.2A.4.5 Storage

- (1) No junked vehicle shall be stored on any lot outside an enclosed building.

6.2A.4.6 Principal Use – only one principal use shall be permitted on a lot.

6.2A.5 Discretionary Use Regulations

- 6.2A.5.1 All discretionary uses shall maintain the residential character of the area as much as possible.

6.2A.5.2 Home Occupations

- (1) Home occupations shall be located in a dwelling unit.
- (2) There shall be no exterior storage of materials and no other variation from the residential character of the building in association with a home occupation.

6.2A.5.3 Mobile and Modular Homes

- (1) All mobile homes, modular homes in an R3 District shall have a floor area of not less than 74 square meters and shall comply with Canadian Standards Association Construction Code Z240.2 – 1979 standard or later.
- (2) All modular homes in an R3 District shall have a floor area of not less than 74 square meters and shall comply with the Canadian Standards Association Code CSA-A277 standard.
- (3) All mobile homes and modular homes shall be connected to a septic pump-out tank approved for permanent cottage use.
- (4) All mobile homes and modular homes shall be securely attached to the ground.
- (5) The regulations in clause 6.2A.4 shall apply.

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6.3 C – Commercial District

6.3.1 Permitted Uses – the following are permitted uses in the C – Commercial District:

- (1) Cafes and restaurants
- (2) Commercial recreation establishments
- (3) Hotels and motels
- (4) Offices and banks
- (5) Personal service shops
- (6) Retail stores
- (7) Service stations and gas bars
- (8) Seasonal campgrounds
- (9) Golf courses
- (10) Parks, playgrounds, sports fields, and tennis courts
- (11) Municipal offices and facilities
- (12) Public works

6.3.2 Accessory Uses – Uses and forms of development are permitted on the same lot as a permitted use where secondary, subordinate and accessory to that permitted use.

6.3.3 Discretionary Uses – The following are discretionary uses in the C – Commercial District:

- (1) Construction trades

6.3.4 Regulations

6.3.4.1 Lot Regulations – The regulations in Table 1 shall apply.

6.3.4.2 Parking

- (1) A minimum of one parking space shall be provided and maintained on each lot for each 30 square meters of building floor area used for a commercial purpose.
- (2) A parking space shall be a minimum of 3 metres by 6 metres.
- (3) Parking spaces shall have direct and convenient access to a street.

6.3.4.3 Service Stations and Gas Bars

- (1) Fuel pumps and other accessory equipment for the delivery of motor fuels shall be located at least 6 m from any lot line.

6.3.5 Discretionary Use Regulations

6.3.5.1 Construction Trades

- (1) Construction trades shall be conducted entirely within an enclosed building.
- (2) All materials used in conjunction with construction trades shall be stored within an enclosed building.

6.3.5.2 The regulations in Clause 6.3.4 shall apply.

6.4 UR – Urban Reserve District

6.4.1 **Permitted Uses** – The following are permitted uses in the UR – Urban Reserve District:

- (1) Recreation Trails
- (2) Municipal offices and facilities
- (3) Docks, boat launch facilities, and marinas
- (4) Parks and playgrounds, day use picnic areas, sports fields, and tennis courts
- (5) Public works

6.4.2 **Discretionary Uses** – The following are discretionary uses in the UR – Urban Reserve District:

- (1) Sewage lagoons
- (2) Sanitary landfills
- (3) Golf courses
- (4) Seasonal campgrounds
- (5) Crop farms not including the raising of livestock

6.4.3 **Accessory Uses** – Uses and forms of development are permitted on the same lot as a permitted use where secondary, subordinate and accessory to that permitted use. Accessory dwellings are only permitted where used by the operator of a crop farm.

6.4.4 Regulations

6.4.4.1 **Lot Regulations** – The regulations in Table 1 shall apply.

SECTION 7 – COMING INTO FORCE

7.1 Coming into Force

APPROVED OCTOBER 24, 1989