

# Town of Biggar Zoning Bylaw

**THE TOWN OF BIGGAR**

**ZONING BYLAW**

**SCHEDULE "A" to BYLAW NO. 15-763**

SEAL

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

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# 1: Introduction

## 1.1 Authority

Under the authority granted by *The Planning and Development Act, 2007*, the Mayor and Council of the Town of Biggar in the Province of Saskatchewan, in open meeting, hereby enact as follows:

## 1.2 Title

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Town of Biggar.

## 1.3 Purpose

The purpose of this Bylaw is to regulate development and control the use of land in the Town of Biggar in accordance with the Town of Biggar Official Community Plan and the Bear Hills District Plan.

The intent of this Zoning Bylaw is to provide for the amenity of the area within the Town of Biggar (hereinafter referred to as the “Town”) and for the health, safety, and general welfare of the inhabitants of Biggar and area. The purpose of this Bylaw is also:

- To minimize land use conflicts;
- To establish minimum standards to maintain the amenity of the Town;
- To ensure development is consistent with the physical limitations of the land;
- To restrict development that places undue demand on the Town for services; and,
- To provide for land-use and development that is consistent with the goals and objectives of the Town.

## 1.4 Scope

This Bylaw applies to all land included within the boundaries of the Town of Biggar. All development within the limits of the Town shall hereafter conform to the provisions of this Bylaw.

## 1.5 Severability

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions in this Bylaw.

## 2: Definitions

Whenever the subsequent words or terms are used in the Town of Biggar Official Community Plan Bylaw No. 15-762, the Bear Hills District Plan Bylaw No. 15-761, and this Bylaw, they shall have the following definition unless the context indicates otherwise.

### A

**Abattoir:** A facility for butchering or slaughtering animals, and to dress, cut, inspect meats, refrigerate, cure and manufacture by-products.

**Accessory:** A building or use that:

- a. Is subordinate to and serves the principal building or principal use;
- b. Is subordinate in area, mass, 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 assists the principal use;
- d. And is located on the same site as the principal building or use.

**Act:** *The Planning and Development Act 2007*, Province of Saskatchewan, as amended from time to time.

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

**Administrator:** The Administrator of the Town of Biggar.

**Aggregate Resource:** Mineral materials including sand, gravel, clay, earth or mineralized rock, including recycled concrete.

**Agricultural:** A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage,

private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.

**Alteration or Altered:** With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

**Animal Clinic:** A building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.

**Animal Hospital:** The premises of a veterinary surgeon where small, large domestic animals and livestock are treated or kept involving surgery and the keeping of animals in outdoor or indoor pens.

**(Animal) Veterinary Clinics:** A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, though shall not include the keeping of animals in outdoor pens.

**Apartment Block:** A building containing three 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 rooming house.

**Applicant:** A developer or person applying for a Development Permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act 2007*.

**Attic:** That portion of a building situated wholly or in part within the roof and which is less than one-half story.

**Auto Wrecker:** An area where motor vehicles as disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

**Awning:** A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

## B

**Basement:** That portion of a building that is partly or wholly underground.

**Bare Land Condominium:** Involves dividing a parcel of land into individually owned 'bare land units.' A proposed plan of survey to create a bare land condominium requires the subdivision of the land and subdivision approval pursuant to *The Planning and Development Act, 2007*. Buildings on each bare land unit are owned by the individuals. The balance of the parcel around the units is common property.

**Bed and Breakfast:** A dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

**Billboard:** A private free standing sign, including supporting structure, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

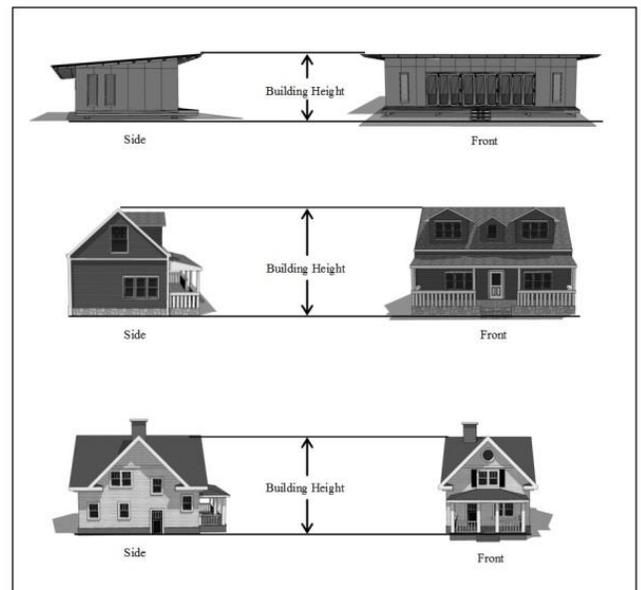
**Buffer:** A strip of land, vegetation or land use that physically separates two or more different land uses.

**Building:** A structure constructed on, in, or over land and used for the shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.

**Building, Accessory:** (see Accessory).

**Building Bylaw:** A Bylaw of the Town of Biggar to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

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



**Building Permit:** A permit, issued under the Building Bylaw of the Town of Biggar, authorizing the

construction of, or the addition to, any building though does not include a Development Permit.

**Building, Principal:** A building in which is conducted the main or primary use of the site on which said building is situated.

**Building Line, Established:** The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

**Bulk Fuel Sales and Storage:** Includes land, buildings, and structure for the storage and distribution of fuels and oils including retail sales or key-lock operation.

**Business Support Services:** Activities intended to provide administrative, promotional, or technical support for commercial and industrial activities.

**Bylaw:** The Town of Biggar Zoning Bylaw.

## C

**Campground:** An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, though not including the use of mobile homes or trailers on a permanent year-round basis.

**Cardlock Operation:** A petroleum dispensing outlet without full-time attendants.

**Carport:** A building or structure or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

**Cemetery:** A cemetery or columbarium within the meaning of *The Cemeteries Act* Chapter C-4, R.S.S. 1981, as amended from time to time.

**Club:** A group of people organized for a common purpose, to pursue common goals, interest or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.

**Commercial Use:** The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

**Commercial/Industrial Use, Large Scale:** Commercial or industrial land uses maintaining a lineal frontage in excess of 91.0 metres (298.56 ft.).

**Commercial/Industrial Use, Small Scale:** Commercial or industrial land uses maintaining a lineal frontage of less than 90 metres (295 ft.).

**Community Facilities:** Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation, or other non-profit organization.

**Compost:** Materials used in gardening, agriculture, landscaping, erosion control, wetland construction, and landfill cover.

**Condominium:** Land, buildings, and units, including private and common property as defined under *The Condominium Property Act*.

**Conservation:** The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

**Construction Trades:** Offices, shops, and warehouses, with or without retail sales for trades associated with construction of buildings.

**Contractors Yard:** The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

**Convenience Store:** A store offering for sale primarily food products, beverages, 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 Town of Biggar.

## D

**Day Care Centre:** An establishment providing for the care, supervision and protection of children (or adults) though does not include the provision of overnight supervision.

**Deck:** Any raised floor structure at least 0.31 metres (1 ft.) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

**Development:** The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, though not be limited to, excavating, filling, grading or drainage of land.

**Development Officer:** An employee of the Town appointed by the Administrator to act as a Development Officer to administer this Bylaw.

**Demolition Permit:** A permit issued for the removal or dismantling of a building or structure with the Town's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

**Development Permit:** A document issued by the Council of the Town of Biggar that authorizes development pursuant to this Bylaw, though does not include a building permit.

**Directional Signage:** Signage located off-site providing direction to, and information about, a specific enterprise or activity which does not contain general advertising.

**Discretionary Use:** Uses or development of land, buildings, or other structures that may be permitted in a Zoning District only at the discretion of Council and which conforms to all discretionary use regulations and other regulations applicable to the district in which the use is located.

**District Plan:** The Bear Hills District Plan is the District Plan for the Town of Biggar as per section 102 of *The Planning and Development Act, 2007*.

**Dwelling:** A building or part of a building intended for residential occupancy.

**Dwelling Unit:** One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking, and toilet facilities.

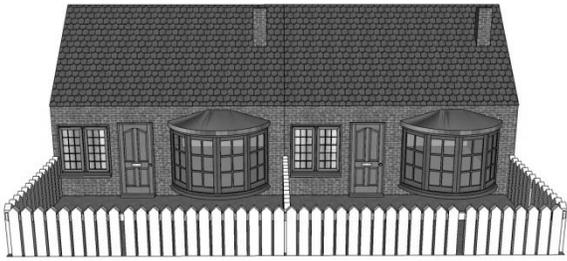
**Dwelling, Duplex:** A building that is divided into two dwelling units with separate entrances and separated by a common party wall.

**Dwelling Group:** A group of single-detached, semi-detached or multiple unit dwellings clustered on one lot or site, built as one development.

**Dwelling, Multiple Unit:** A building containing three or more dwelling units and shall include

condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel, or motel.

**Dwelling, Semi-Detached:** A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.



Semi-Detached Dwelling

**Dwelling, Single-Detached:** A building containing only one dwelling unit, and shall not include a mobile home as herein defined.



Single-Detached Dwelling

**Dwelling, Town House:** A dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.



Town House Dwelling

## E

**Educational Institution:** An establishment dedicated for the purpose of providing education and instruction in any branch of knowledge.

**Equestrian Facility:** The use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, though does not include the racing of horses.

**Existing:** In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

## F

**Farm Building/Yard:** Improvements such as barns, granaries, etc. used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, bee keeping and situated on a parcel of land used for the farm operation.

**Fence:** A structure used to enclose or screen areas of land.

**Fill (Clean Fill):** Soil, rock, rubble, or other Town-approved, non-regulated waste that is transported

and placed on the existing, usually natural, ground surface.

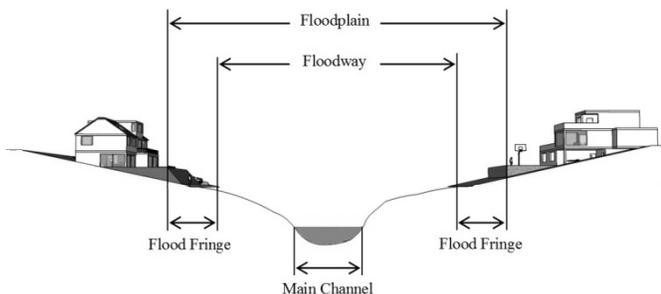
**Flanking:** Means to the side of a lot, parcel or site.

**Flood:** A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

**Floodway:** The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

**Floodproofed:** A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

**Flood Fringe:** The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.



**Floor Area, Main:** The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar and in a commercial or industrial building, any utility room.

**Future Land Use Map:** In its projections, the map specifies certain areas for residential growth and others for industry, commercial and conservation. The Future Land Use Map for Biggar is attached as Appendix "A" in the Official Community Plan.

**Frontage (Lot Frontage):** The distance across the street side of a lot (a lot must front on a street), between the points where the side lines of the lot meet the street right-of-way or boulevard; or, where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

## G

**Garage, Private:** A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

**Garage, Public:** A building or place where motor vehicles are stored or repaired for remuneration though does not include car washing establishments, an auto sales lot or an automobile service station.

**Garden (Granny) Suite:** A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently though with the support nearby of the extended family.

**Gas Bar:** A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property, and which may have a convenience store and/or restaurant.

**Grade:** The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four outside corners of the building.

**Greenhouse, Commercial:** A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, though are sold directly at wholesale or retail from the site.

**Greenhouse, Private:** A building for the growing of flowers, plant, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

**Greenways:** A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments, or bikeways along landscaped roads.

**Group Home:** (See Personal Care Home).

## H

**Hazardous Industry/Substance:** A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.

**Hazard(ous) Land:** Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability, land with poor natural drainage, ground water seepage, erosion, steep slopes, rock formations, or other similar features.

**Health Service Facility (Health Clinic):** A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

**Heritage Resource:** The history, culture and historical resources of an area and its residents.

**Highway Commercial:** Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business involved serving the needs of local residents and the traveling public.

**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 Occupation (Home Based Business):** An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in any Residential District.

**Hotel:** A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept, though does not include a motel or rooming house.

## I

**Industrial Exclusionary Uses:** Refers to certain industrial activities that may be characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the

associated negative effects on surrounding land uses is through spatial separation. Exclusionary uses would include though not be limited to the following: Landfill, Ethanol Plant, Transformer Stations, Uranium Refineries, Anhydrous Ammonia Storage and Distribution Centres.

**Industrial Use:** The use of land, buildings, or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

**Industrial Park:** An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e. highways, railroads, airports.

**Infill Development:** Re-development within existing areas or neighbourhoods.

**Institutional Use:** The use of land, buildings, or structures for religious, charitable, educational, health, or welfare purposes and includes churches, public or private schools, nursery schools, hospitals, and special care.

## K

**Kennel, Boarding:** The temporary accommodation of more than four dogs, cats, or other domestic animals for commercial purposes.

**Kennel, Breeding:** The keeping of domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

**Kennel, Enclosure:** An accessory building or enclosure intended to house one or more domestic animals.

## L

**Landfill:** A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

**Landscaped Area:** An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees, and similar types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, though does not include parking areas, parking lots, driveways or ramps.

**Land Use Zoning District:** Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

**Lane:** A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

**Livestock:** Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, though excluding companion animals.

**Live/Work:** A dwelling unit, part of which may be used as a business establishment, where the dwelling unit is the principal residence of the business operator.

**Live/Work Residential Acreages:** A residential development where the owner's principal source of income is derived from a source other than agriculture, and where an on-site occupation or activity is permitted including the storage of material and the maintenance of equipment related to the occupation.

**Loading Space:** A space, measuring at least 2.5 metres (8.20 ft.) in width and 8.5 metres (27.88 ft.) in depth, located on a lot, and having access to a

street or lane, in which a vehicle may park to load or unload.

**Lot:** An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms "lot" and "site" shall be deemed not to mean the same.

**Lounge:** A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% or the public assembly area in the adjoining restaurant.

## M

**Manufacturing Establishment:** A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

**Marquee:** A roof-like structure of a permanent nature which projects from the wall of a building that is independently supported by a system of columns or piers without walls over an entrance to a building.

**Mayor:** The Mayor of the Town of Biggar.

**Minister:** The member of the Executive Council to whom for the time being is assigned the administration of *The Planning and Development Act, 2007*.

**Mobile Home:** A trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and that conforms to the Canadian Standards Association Standard # Z240. See picture below.



Double-Wide Mobile Home

**Mobile Home Park:** A site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation though does not include an industrial or construction camp or tourist campsite. For the purpose of this Bylaw the terms mobile home park and mobile home court shall be deemed to mean the same.

**Mobile Home Site:** An area of land in a mobile home park that is intended to be occupied by one mobile home and for exclusive use of its occupants with access to a driveway or a public street.

**Mobile Home Subdivision:** Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 464.50 m<sup>2</sup> (5000 ft<sup>2</sup>) and in which all such sites, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

**Modular (Manufactured) Home:** A residential dwelling that is constructed off-site in a yard or factory, in one or more sections, transported to a site for permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings built on site in the Town, and conforming to Canadian Standards Association (CSA) Standard A277.



Modular (Manufactured) Home

**Modular (Manufactured) Home Subdivision:** Any subdivision of land and the development thereof for the purpose of accommodating modular homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 464.50 m<sup>2</sup> (5000 ft<sup>2</sup>), and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

**Motel or Motor Hotel:** A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

**Municipality:** The Town of Biggar.

**Municipal Reserve:** Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to

a municipality pursuant to of *The Planning and Development Act, 2007*.

**Museum:** An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting to the public for its instruction and enjoyment, a collection or artifacts of historical interest.

## N

**Natural Areas:** An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

**Non-Conforming Use:** Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

**Noxious Use or Condition:** Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

## O

**Office or 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 or trade are stored, trans-shipped, sold or processed.

**Official Community Plan (OCP):** The Town of Biggar Official Community Plan Bylaw No. 15-762.

**Open Space:** Passive and structure leisure and recreation areas that enhance the aesthetic quality

and conserve the environment of the community, including parks, recreation and tourism nodes, and natural areas.

## P

**Parking Lot:** An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

**Parking Space:** A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street and shall be not less than 3.0 metres (10 ft.) wide and 5.5 metres (18 ft.) in length.

**Pasture:** A site that is used for the raising and feeding of livestock by grazing.

**Patio:** Any hard surface or floor structure less than 0.3 metres (0.98 ft.) above the average ground level upon which it is constructed.

**Permitted Use:** The use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

**Person:** A "person" shall apply to an individual, association, firm, partnership, corporation, trust, or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

**Personal Service Trades:** A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and/or grooming needs, though does not include the provision of health related services.

**Places of Worship:** A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

**Pond:** Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, though not a swimming pool.

**Principal Use:** The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

**Public Work:** : A facility as defined under *The Planning and Development Act, 2007* including a system, work, plant, equipment, or service, whether owned or operated by the municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Town of Biggar:

- Communication by way of telephone lines, optical cable, microwave, and cable;
- Television services;
- Delivery of water, natural gas, and electricity;
- Public transportation by bus, rail, or other vehicle production, transmission;
- Collection and disposal of sewage, garbage, and other wastes; and
- Fire and Police Services.

## R

**Real-Estate Signage:** Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1.0m<sup>2</sup> (19.76 ft<sup>2</sup>).

**Recreational Use:** The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory

building sand structures; though does not include the racing of animals or motorized vehicles.

**Recycling and Collection Depot (Community):** A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper and paint that would otherwise be considered waste. These types of uses do not include any outdoor processing or storage.

**Redevelopment:** (see infill development).

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

**Residential Use:** The use of land, buildings, or structures for human habitation.

**Restaurant:** A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide for a take-out food function provided that such a facility is clearly secondary to the primary restaurant use.

**Retail Store (Shop):** A building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

**Right-of-Way:** The land set aside for use as a roadway or utility corridor. Rights-of-way are purchased prior to the construction of a new road or utility line, and usually enough extra land is

purchased for the purpose of providing mitigative features. Sometimes road rights-of-way are left vacant after the initial roadway facility is constructed to allow for future expansion.

**Rooming House:** A building which contains a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, with sleeping facilities though without private toilet facilities.

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



RTM (Ready to Move) Home

## S

**Satellite Dish:** A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

**Salvage Yard (Wrecking):** A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

**School:** An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not

the same is a boarding school and includes any dormitory building accessory to such school.

**Secondary Suite:** A self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one unit dwelling.

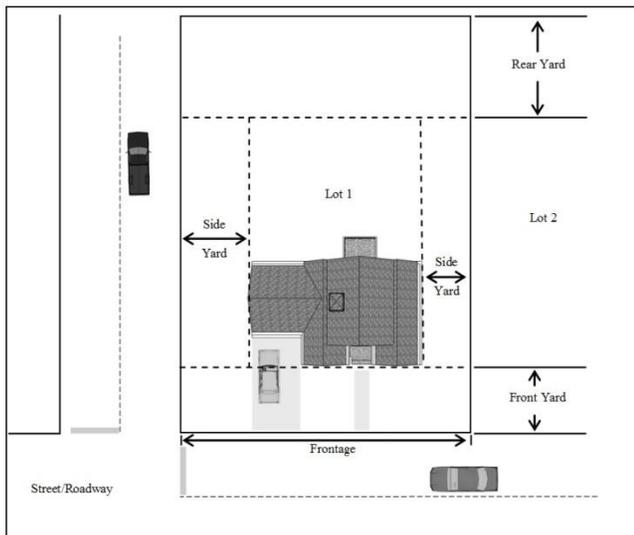
**Sea Container:** (see Shipping Container).

**Self-Service Storage Facility:** A commercial business that rents or leases storage rooms, lockers, containers, modular storage units and/or outdoor space, for businesses and individuals to store and access their goods.

**Senior Citizens Home:** A building containing dwelling units for the exclusive use of seniors.

**Service Station:** A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; though does not include an auto body or painting shop, car sales lot, or a car washing establishment.

**Setback:** The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.



Location and measurement of setbacks

**Shipping Container:** An article of transportation equipment including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes though is not limited to intermodal shopping containers, body of transport trailer or strait truck box though does not include a motor vehicle.

**Shopping Centre/Strip Mall:** A building or group of buildings located on the same lot or site, in which four or more of the uses allowed in the Zoning Districts are located for their mutual benefit including the use of off-street parking and other joint facilities.

**Short-Term Stay Residential:** (See Rooming House).

**Should, Shall, or May;**

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

**Sign:** Any device, letter, symbol, emblem, or picture that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that 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, thoroughfare, or any other public place.

**Sign, Billboard:** A private free standing sign, including supporting structure, which advertises goods, products, services, organizations, of facilities

that are available from, located on, or refer to, a site other than the site on which the sign is located.

**Sign, Canopy:** A sign attached to, or painted on an awning, canopy or freestanding canopy.

**Sign, Fascia:** A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (1.64 ft.) from such building or structure.

**Sign, Freestanding:** A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

**Sign, Height:** The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

**Sign, Projecting:** A sign which is wholly or partially dependent upon a building for support and which projects more than 0.5 metres (1.64 ft.) from such building.

**Sign, Temporary:** A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

**Site:** An area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

**Site Area:** The total horizontal area within the site lines of a site.

**Site, Corner:** A site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at

the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

**Site Coverage:** The percentage of the site area covered by all the buildings above the ground level.

**Site Depth:** The horizontal distance between the front site and rear site lines, though where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

**Site, Through:** A site other than a corner site, having separate frontages on two streets. The front site line of a through site shall be determined by predetermined building lines.

**Site, Width:** The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

**Site Line:** Any boundary of a site.

**Site Line, Front:** The line separating the site from the street; for a corner site, the shorter line abutting a street; though in the case of a corner site with two street lines of equal length, the front site line shall be designated by predetermined building lines.

**Site Line, Rear:** The site line at the rear of the site, opposite the front site line.

**Site Line, Side:** A site line other than a front or rear site line.

**Site Plan:** A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

**Special Care Facility (Home):** An institutionalized nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

**Special Needs Housing:** Multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

**Storey:** That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

**Storey, One-Half:** That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of between 1.6 metres (5.25 ft.) and 2.3 metres (7.55 ft.) over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

**Stakeholders:** Individuals, groups or organizations who have a specific interest or “stake” in a particular need, issue situation or project and may include members of the local community residents, community groups or local, provincial, and federal governments.

**Street:** The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at the Information Services Corporation (ISC).

**Strip Mall (Mini Mall):** A building of not more than 604.0 m<sup>2</sup> (6501.61 ft<sup>2</sup>) in gross floor area in which a minimum of three (3) and a maximum of six (6) of the permitted or discretionary uses of the Zoning District are located together for their mutual benefit.

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

**Structure:** Anything that is built, constructed, or erected that is located on the ground or attached to something located on, or in the ground.

**Subdivision:** A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

**Swimming Pool:** Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.61 metres (2 ft.) or more at any point.

## T

**Tavern:** An establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with food.

**(Tele)communication Facility:** A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

**Temporary Garages and Buildings:** Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet material.

**Tourist Campground:** An area of land, managed as a unit, providing short-term accommodation for tents, camping trailers, motor homes and campers, including accessory facilities such as administration offices and laundry facilities.

**Town:** The Town of Biggar.

**Town Chief Administrative Officer:** The Administrator of the Town of Biggar.

**Trailer (Camping), Motor Home:** Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.



Motor Home – Camping Trailer

**Trucking Firm Establishment:** The use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, though does not include an automobile service station, transportation sales or rental outlets.

## U

**Use:** The activity or purpose for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, occupied, or maintained.

**Used For:** Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

**Utility Shed:** An accessory building or structure used for the storage of goods with a maximum floor area of 9.29m<sup>2</sup> (100 ft<sup>2</sup>).

## W

**Warehouse:** A building used for the storage and distribution of wholesale goods and materials.

**Waste Disposal Facility, Liquid:** A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension though does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

**Waste Disposal Facility, Solid:** A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are disposed of in municipal or private landfills, though not including dangerous goods, hazardous waste or biomedical waste.

**Wind Energy Conversion System:** A system composed of a wind turbine, tower and associated control electronics with a capacity of less than 100 kW for non-residential use or 10 kW for residential use. It will be considered an accessory use and is intended to provide on-site power for a principal use.

**Wind Energy Conversion System, Private Use:**

Means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principal use. A system having a rated capacity of 10 kilowatts (kW) or less for residential use or 100 kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations. These systems are considered accessory uses in all Zoning Districts.

**Wind Turbine:** The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

**Wind Turbine, Electrical:** An individual component of a Wind Energy Conversion System which converts kinetic wind energy to electrical energy through electric currents.

**Wind Turbine, Mechanical:** An individual component of a wind energy conversion system which converts kinetic wind energy to mechanical energy through motion.

**Work Camp:** A temporary industrial or construction camp established for the purpose of providing accommodation for employees, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such a fashion as to provide sleeping, eating and other basic living facilities.

**Y**

**Yard:** Open, uncovered space open to the sky on the same site with a building or structure.

**Yard, Front:** The area between the side site lines and the front site line to the front building line.

**Yard, Rear:** The area between the side site lines and the front site line to the rear building line (corner and interior).

**Yard, Required:** The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

**Yard, Side:** The area between the front and rear yards and between the side site line and the side building line.

## 3: Administration and Interpretation

### 3.1 Development Officer

- 3.1.1 The Chief Administrative Officer or Assistant Administrator of the Town of Biggar shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the municipality as the Council designates from time to time.
- 3.1.2 The Development Officer shall:
- a. Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements;
  - b. Maintain for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
  - c. Make available, for public inspection during office hours, a register of all development permits and subdivision applications and decisions;
  - d. Collect development fees, according to the fee schedule established in this Bylaw or any other Development Fee Bylaw adopted by the Town;
  - e. Perform other duties as determined by Council.
- 3.1.3 The Development Officer shall be empowered to make a decision regarding a Development Permit application for a “Permitted Use.”

### 3.2 Council

- 3.2.1 Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.
- 3.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- 3.2.3 Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with The Town of Biggar Official Community Plan and the Bear Hills District Plan.

### 3.3 Application for a Development Permit

- 3.3.1 Unless the proposed development or use is exempt from Development Permit requirements, before commencing any principal or accessory use development, including a public utility use, every developer shall:
- a. Complete and submit a Development Permit application; and
  - b. Receive a Development Permit for the proposed development.

- 3.3.2 A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw, the Town's Official Community Plan, and the Bear Hills District Plan.
- 3.3.3 Except where a particular development is specifically exempted by Section 3.4 of this Bylaw, no development or use shall commence without a Development Permit first being obtained.
- 3.3.4 A building permit shall not be issued unless a development permit, where required, has also been issued.

## **3.4 Development Not Requiring a Permit**

### **3.4.1 Residential Zoning Districts**

- a. Buildings and structures under 9.3 m<sup>2</sup> (100.11 ft<sup>2</sup>) in area, which are accessory to a principal, residential use except where such dwelling is a discretionary use.
- b. The television antennae or radio antennae.
- c. Relocation of any residential or accessory building provided development standards are still met on the site.

### **3.4.2 Commercial Zoning Districts**

- a. Buildings and structures under 9.3 m<sup>2</sup> (100.11 ft<sup>2</sup>) in area, which are accessory to a permitted, principal, commercial use, except where such use is discretionary.
- b. A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

### **3.4.3 Official Uses**

Uses and buildings undertaken, erected or operated by the Town of Biggar.

### **3.4.4 Internal Alterations**

#### **a. Residential Buildings**

Internal alterations to a residential building, provided that such alterations do not result in a change of use, a structural alteration, or an increase in the number of dwelling units within the building or on site.

#### **b. All Other Buildings**

Internal alterations and maintenance to other buildings including mechanical or electrical work provided that the use or intensity of the use of the building does not change.

### **3.4.5 Landscaping**

Landscape areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

### **3.4.6 Public Works**

- a. The maintenance of a public work;
- b. The construction of a public work by the Town of Biggar;
- c. The installation of public works on any street or other public right-of-way;
- d. Maintenance and repairs that do not include structural alterations;
- e. The installation of fences or accessory buildings under 9.3 metres squared (100.11 ft<sup>2</sup>).

### **3.5 Interpretation**

- a. Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- b. All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

### **3.6 Comprehensive Development Reviews**

- 3.6.1 A Comprehensive Development Review shall be completed prior to consideration of an application by Council by any person proposing to rezone land for multi-parcel residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, recreational, commercial, and industrial developments. The scope and required detail of the Comprehensive Development Review will be based on the scale and location of the proposed development, and address such areas as the following:
- a. Proposed land use(s) for various parts of the area;
  - b. The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
  - c. The location of, and access to, major transportation routes and utility corridors;
  - d. The provision of services respecting the planning for future infrastructure within the municipality;
  - e. Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
  - f. Appropriate information specific to the particular land use (residential, commercial, or industrial).
- 3.6.2 The Comprehensive Development Review must be prepared in accordance with the overall goals and objectives of the Town of Biggar Official Community Plan and the Bear Hills District Plan. Council shall not consider any development application until all the required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

### **3.7 Development Permit Procedures**

Where an application for a Development Permit is made for a permitted use in conformity with this Bylaw, *The Planning and Development Act, 2007*, and all other Town Bylaws, the Development Officer shall issue a Development Permit.

As soon as an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies or interested groups, Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.

### 3.7.1 Discretionary Use Application

- a. Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer and pay the required application and public hearing fees.
- b. Where an application for a Development Permit is made for a discretionary use, the Development Officer shall advise the Council as soon as practicable.
- c. As soon as practicable after Council is advised that an application has been made for a Development Permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- d. The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Section 54 of *The Planning and Development Act, 2007*.
- e. The Development Officer will set a date for the public hearing at which time the application will be considered by Council and if deemed necessary, provide notice to assessed owners of property indicating so within the information packages provided as part of the notification process.
- f. Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council.
- g. Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.
- h. The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form.

### 3.7.2 Development Permit Advertisement and Public Notice for Discretionary Uses

- a. The Development Officer shall carry out on behalf of the applicant, the advertisement of the proposed use by posting a notice of the application at the entrance to the property in question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 75.0 metre (246 ft) radius of the proposed development.
- b. The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, whereby the applicant shall pay to the Municipality a fee equal to the costs associated with the public advertisement.
- c. The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Section 54 of *The Planning and Development Act, 2007*.

### 3.7.3 Development Permit Decision

- a. The applicant shall be notified in writing of the decision of their application within 30 days of all required information being submitted to the Development Officer. The applicant shall be advised of their right to appeal a decision on a permitted use application and any terms and conditions attached to a discretionary use application to the Development Appeals Board subject to the provisions of *The Planning and Development Act, 2007*.

- b. If the proposal conforms to the provisions of this Bylaw, a Development Permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required.
- c. The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use application to the Development Appeals Board.

### **3.8 Development Permit: Validity**

- 3.8.1 A Development Permit is valid for a period of twelve months unless otherwise stipulated when the permit is issued.
- 3.8.2 Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit no longer is in force.
- 3.8.3 Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw. The Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.
- 3.8.4 The Development Officer shall carry out on behalf of the applicant, the advertisement of the proposed use by posting a notice of the application at the entrance to the property in question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 75.0 metre (246 ft) radius of the proposed development.
- 3.8.5 The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, whereby the applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.

### **3.9 Development Permit Application Fees**

- 3.9.1 An applicant seeking the approval of a Development Permit application shall pay the following fee: \$25.00 or shall pay the required fee as set out in a separate Development Fee Bylaw of the municipality.
- 3.9.2 There shall be no development permit application fee for accessory buildings to a residential use, sign permits, licenses for home occupations or other forms of business licenses.
- 3.9.3 An applicant seeking a discretionary use approval shall pay the required fee: \$50.00 plus any advertising costs or shall pay the required fee as set out in a separate Development Fee Bylaw of the Town.
- 3.9.4 The Development Officer shall carry out on behalf of the applicant, the advertisement of the proposed use by posting a notice of the application at the entrance to the property in question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 75.0 metre (246 ft) radius of the proposed development.

- 3.9.5 The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, whereby the applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.

### **3.10 Fee for Zoning Amendment Application**

When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as permitted by *The Planning and Development Act, 2007*. Council also may require the applicant to pay all costs incurred in a professional review of the application and conducting a public hearing.

### **3.11 Concurrent Processing of Development Permits, Building Permits and Business Licenses**

A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a Building Bylaw, or any other Bylaw in force within the municipality, or from obtaining any permission required by this, or any other Bylaw of the municipality, the Province, or the Federal Government.

### **3.12 Referral Under the Public Health Act**

The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by provincial officials under *The Public Health Act and Regulations*. The developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council that meets *The Public Health Act and Regulations* requirements.

### **3.13 Development Appeals Board**

3.13.1 Council shall appoint a Development Appeals Board consisting of at least three members, to hear and determine appeals in accordance with Section 213 to 227 inclusive of *The Planning and Development Act, 2007*.

#### **3.13.2 Right of Appeal**

- a. In addition to any other right of appeal provided by *The Planning and Development Act, 2007*, and any other Act, a person affected may appeal to the Board if there is:
  - i. Alleged misapplication of the Zoning Bylaw in the issuance of a development permit;
  - ii. A refusal to issue a development permit because it would contravene the Zoning Bylaw;
  - iii. An issuance of a written order from the Development Officer.
- b. There is no appeal pursuant to 3.13.2.a.ii if a development permit was refused on the basis that the use in the Zoning District for which the development permit was sought:
  - iv. Is not a permitted use or a permitted intensity of use;
  - v. Is a discretionary use or discretionary use of intensity that has not been approved by resolution by Council; or
  - vi. Is a prohibited use.

- c. Appellants may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.
- d. An appellant shall make the appeal pursuant to 3.13.2.a within 30 days after the date of the decision.
- e. The Development Officer shall make available to all interested persons copies of the provisions of *The Planning and Development Act, 2007*, respecting decisions of the Development Officer and right of appeal.

### 3.14 Minor Variances

- 3.14.1 The Development Officer may vary the requirements of this Bylaw subject to the following requirements:
- a. A minor variance may be granted for the following only:
    - i. Minimum required distance of a building from a lot line; and
    - ii. The minimum required distance of a building from any other building on the lot.
  - b. The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.
  - c. The development must conform to all other requirements of this Bylaw.
  - d. The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
  - e. No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to rezone pursuant to Section 60 of *The Planning and Development Act, 2007*.
- 3.14.2 An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of \$50.00.
- 3.14.3 Upon receipt of a minor variance application the Development Officer may:
- a. Approve the minor variance;
  - b. Approve the minor variance and impose terms and conditions on the approval; or
  - c. Deny the minor variance.
- 3.14.4 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.
- 3.14.5 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- 3.14.6 Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.
- 3.14.7 A decision to approve a minor variance, with or without terms and conditions, does not take effect:
- a. In the case a notice sent by regular mail, until 23 days from the date the notice was mailed;
  - b. In the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

- 3.14.8 If an assessed owner of a property having an adjoining property with the applicants land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:
- a. Of the revocation of the approval; and
  - b. Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- 3.14.9 If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

### **3.15 Non-Conforming Building, Uses, and Sites**

- 3.15.1 Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.
- 3.15.2 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.
- 3.15.3 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standard herein established.
- 3.15.4 Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired, or renovated pursuant to the rights granted by Section 91 to 93 of *The Planning and Development Act, 2007*. These rights are subject to the following:
- a. The enlargement, reconstruction, repair, or renovation does not further reduce the required yards that do not conform to this Bylaw;
  - b. All other applicable provisions of this Bylaw are satisfied; and
  - c. Issuance of a development permit required by this Bylaw.

### **3.16 Development Permit - Invalid**

- A development permit shall be automatically invalid and development shall cease, as the case may be:
- a. If the development is not commenced within the period for which the Permit is valid;
  - b. If the development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer;
  - c. When development is undertaken in contravention of this bylaw, the Development Permit and specified development standards; and/or

### **3.17 Cancellation**

Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:

- a. Where the Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;
- b. Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
- c. When a developer requests a Development Permit modification.

### **3.18 Stop Work**

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a Development Permit or condition, or a caveat under this Bylaw.

### **3.19 Bylaw Compliance**

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

### **3.20 Registering In Interests**

3.20.1 As per Section 175 of *The Planning and Development Act, 2007*, the municipality may register an interest based on a development levy agreement or servicing agreement in the land registry against the affected title.

- 3.20.2 On registration of an interest based on a development levy agreement or servicing agreement, the rights and privileges in the development levy agreement:
- a. Enure to the benefit of the municipality; and
  - b. Run with the land and are binding on the registered owner of the land the registered owner's heirs, executors, administrators, successor, and assigns.

### **3.21 Moving of Buildings**

No building shall be moved within or into or out of the area covered by this Bylaw without obtaining a Development Permit from the Development Officer, unless such building is exempt under Section 3.4 of this Bylaw.

### **3.22 Temporary Development Permits**

The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, oil and gas sector activities, temporary gravel operations, or asphalt plants. Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, though only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.

### **3.23 Development Agreements**

- 3.23.1 Council may pass a development levy bylaw pursuant to Section 169 to 170 of *The Planning and Development Act, 2007*, to establish development levies to recover the capital costs of services and facilities.
- 3.23.2 As per Section 171 of *The Planning and Development Act, 2007*, if the Council deems it is necessary to do so, the Council or Development Officer may require the development permit applicant to enter into a development levy agreement with the municipality respecting the payment of the development levies.

### **3.24 Servicing Agreements**

- 3.24.1 Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to *The Planning and Development Act, 2007*. Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.
- 3.24.2 In accordance with Sections 172 to 176 inclusive, *The Planning and Development Act, 2007*, the agreement may provide for:
- a. The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing;
  - b. The payment of fees that the Council may establish as payment in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

## 4: General Regulations

The following regulations shall apply to all Zoning Districts in the Bylaw.

### 4.1 Licenses, Permits, and Compliance with Other Bylaws and Legislation

In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. Nothing in this Bylaw shall exempt any person from complying with the requirements of the Building Bylaw, or any other Bylaw in force within the Town of Biggar or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or another Bylaw of the Town of Biggar or any law of the Province of Saskatchewan or Canada. Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the provincial and federal regulations shall prevail.

### 4.2 Principal Use Established

In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

### 4.3 Multiple Uses

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, though no dwelling shall be located within 3.0 metres (9.8 ft) of any other building on the site except to a building accessory to such dwelling.

### 4.4 Uses Permitted in all Zoning Districts

4.4.1 Nothing in this Bylaw shall prevent the use of any land as a public street or public park.

4.4.2 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

4.4.3 Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works.

### 4.5 Number of Principal Buildings on a Site

4.5.1 Only one principal building shall be permitted on any one site except for the following:

- a. Parks;
- b. Schools;
- c. Hospitals;
- d. Recreation facilities;
- e. Special care homes;
- f. Senior citizen homes;
- g. Approved dwelling groups and condominium developments.

4.5.2 Multiple unit residential buildings (e.g. duplex, fourplex) are considered to be one principal building under this Bylaw, and all other uses and buildings on the site must be accessory.

## **4.6 Accessory Buildings, Uses and Structures**

4.6.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a development permit has been issued.

4.6.2 No accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building to which it is accessory.

4.6.3 Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.

## **4.7 Front Yard Reduction**

Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two established front yards on the adjacent sites, though not to be less than 4.5 metres (15 ft) in a Residential District unless otherwise permitted in this Bylaw.

## **4.8 Frontage for Irregular Sites**

Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 11.0 metres (36ft) and the mean site width shall not be less than the minimum frontage for regular sites in the same Zoning District.

## **4.9 Permitted Yard Encroachments**

4.9.1 Where minimum front, side or rear yards are required in any Zoning District, the following yard encroachments shall be permitted:

- a. Uncovered and open balconies, terraces, verandas, decks, and patios may have a maximum projection from the main wall of 1.8 metres (6 ft) into any required front or rear yard.
- b. Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations may project a distance of 0.6 metres (2 ft) into any required yard.

## **4.10 Grading and Levelling of Sites**

4.10.1 Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

- a. All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- b. All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and levelling.

- c. All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the Council.

#### **4.11 Height of Buildings**

Where a maximum height of buildings is specified in any Zoning District, the maximum height shall be measured from average grade level to the highest point on the building exclusive of any chimney or antenna.

#### **4.12 Heritage Properties**

Provincial and Municipal heritage properties subject to preservation agreements are subject to development review processes as defined by *The Heritage Property Act*. Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the heritage programs of the Province of Saskatchewan.

#### **4.13 Signage on Natural and Human Heritage Sites**

Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site.

#### **4.14 Buffer Strips**

Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances. Buffer strips may be required to separate uses from adjacent properties, in which the approval authority will determine the size and width.

#### **4.15 Closings**

In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

#### **4.16 Satellite Dishes**

4.16.1 Satellite dishes in excess of 1.4 metres (4.6 ft) in diameter shall not be located in any front yard, side yard, and shall not be permitted to be erected on the roof of any principal building that is located within a Residential District that is less than three (3) stories in height.

4.16.2 Satellite dishes located in Residential Districts, which exceed 1.4 metres (4.6 ft) in diameter shall only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard; and

4.16.3 Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals and subsection 4.16.1 shall not apply.

## 4.17 Projections in Yards

The following projections in yards may be permitted subject to the setback requirements of the National Building Code:

### 4.17.1 Residential Districts

#### Front Yards

- a. Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres (5 ft);
- b. Overhead walkway canopies, unenclosed decks no higher than 0.61 metres (2 ft) above the finished grade, cantilevered balconies, porches and steps to a maximum projection of 1.8 metres (6 ft).

#### Rear Yards

- a. Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres (5 ft);
- b. Unenclosed decks no higher than 0.61 metres (2 ft), balconies, porches, and steps to a maximum projection of 3 metres (10 ft).

#### Side Yards

- a. The following features may project into a required side yard:
  - i. Bay windows, window boxes and sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.61 metres (2 ft); and
  - ii. Cantilevered construction of fire escapes, chimney chases, bow windows, bookcases, built in cabinets, balconies, and canopies to a maximum projection of 0.61 metres (2 ft) provided that the total area of all cantilevered features shall not exceed a maximum of 50 percent of the facial area of the wall adjacent to the side yard measured above the foundation.
- b. Unenclosed decks no higher than 0.61 metres (2 ft) above the finished grade may project to the side of the property line, but not encroach onto neighbouring property.
- c. No projections shall be permitted within a side yard required for vehicular access or parking where any portion of the said projection would be at an elevation lower than 2.5 metres (8 ft) above the finished grade elevation measured at the corresponding side wall of the building.

### 4.17.2 Commercial and Industrial Districts

- a. In any Commercial or Industrial District, where minimum front or rear yards are required, such minimum requirement shall not apply to prevent the construction or location of chimney chases, fire escapes, steps, eaves and gutter of 0.61 metres (2 ft) or less.
- b. In the C2 – Highway Commercial District, where minimum front yards are required for hotels and motels, such minimum requirement shall not apply to prevent the construction of an entrance overhead canopy, which may project into a required front yard to a maximum of 6 metres (19.69 ft) but the reduced front yard shall not be less than 7.5 metres (24.61 ft).

#### **4.18 Private Garages, Sunrooms, Solariums and Greenhouses**

Private garages, carports, sunrooms, solariums, and greenhouses attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

#### **4.19 Trailer, Box Cars, Sea and Rail Containers**

Trailer, Box Cars, Sea and Rail Containers shall be subject to the regulations outlined in the respective Zoning Districts.

#### **4.20 Swimming Pools**

4.20.1 Swimming pools shall be subject to the requirements of *The Purpose of Regulating and Ensuring the Safe Operation of Private Swimming Pools/Hot Tubs* Bylaw of the Town of Biggar.

#### **4.21 Signage**

4.21.1 No sign shall be located in any manner that would visually obstruct or jeopardize the safety of others.

4.21.2 Signs shall not interfere with traffic signs or lights, visibility or safety at intersections, public utilities, landscaping or street furniture.

4.21.3 Where intermittent lights are deemed to be a safety hazard by Council or a duly appointed police officer by the Town, such lights shall be converted to a steady source of illumination.

4.21.4 Where signs are to be placed adjacent to a Provincial highway, they shall be subject to Saskatchewan Highways and Infrastructure regulations where applicable.

#### **4.22 Disposal of Wastes**

4.22.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged, channelled, or other bodies of water, onto or beneath the surface of any land, or into the air.

4.22.2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Water Security Agency.

#### **4.23 Solid and Liquid Waste Disposal Facilities**

Municipal and commercial solid or liquid waste disposal facilities are subject to the following conditions:

- a. The facility will be located as near as practical to the source of waste;
- b. The facility will have undergone satisfactory review as required by Provincial Authorities for environmental assessment and operation design;

- c. The facilities will be located at least 457 metres (1499.3 ft) for liquid waste and for solid waste from any residence or recreational use;
- d. The development of any new disposal sites shall take into consideration seasonal winds;
- e. Adequate precautions shall be taken to prevent pollution of ground water by disposal operations;
- f. Solid waste disposal facilities shall be located in proximity to an all-weather road; and,
- g. Council may apply special standards for screening, fencing and reclamation of the site.

## 5: Discretionary Use Standards for Development

### 5.1 Terms and Conditions for Discretionary Use Approvals

This Section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards or criteria related to:

- Site drainage of storm water;
- The location of buildings with respect to buildings on adjacent properties;
- Access to, number, and location of parking and loading facilities;
- Appropriate space for vehicle movement in order to reduce disruption of traffic flows on adjacent roadways;
- Control of noise, glare, dust, and odour;
- Landscaping, screening and fencing to buffer adjacent properties.

### 5.2 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria, and where applicable, the specific criteria found in the respective Zoning District, in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

- 5.2.1 The proposal must be in conformance with all relevant sections of the Official Community Plan and must demonstrate that it will maintain the character, density, and purpose of the zoning district, where necessary through the provision of buffer areas, separation and screening.
- 5.2.2 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 facilities.
- 5.2.3 The proposal must demonstrate that it is not 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.
- 5.2.4 The proposal must provide sufficient landscaping and screening, and wherever possible, shall preserve existing vegetation.
- 5.2.5 The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
- 5.2.6 Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area.
- 5.2.7 Consideration will be given to addressing pedestrian safety and convenience of both within the site and in terms of the relationship to the road network in and around the adjoining area.

- 5.2.8 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- 5.2.9 Proposals for discretionary uses which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.

### **5.3 Home Occupations**

- Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit or accessory building, compatible with the surrounding residential area, and not of a size that provide services or products that would detrimentally affect the viability of the neighbourhood.
- All Business Permits issued for home occupations shall expire on December 31 of the year issued. Home occupations are subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the use is or has become detrimental to the amenities of adjoining properties and the neighbourhood.
- One home occupation shall be allowed per dwelling unit. Home occupations shall be conducted entirely within the dwelling or accessory building.
- One advertising display sign no greater than 0.56 m<sup>2</sup> (6 ft<sup>2</sup>) shall be allowed on the site or premise from which the home occupation is conducted. No LED or neon signs shall be allowed.
- There shall be no exterior display or storage of any merchandise or material relating to the home occupation.
- No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable at or beyond the property lines of the lot where the home occupation or business is located.
- Up to two (2) persons other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.
- Parking: The home occupation shall not cause or add to on-street parking congestion or cause an increase in traffic through residential zones.
  - No more than one business vehicle, for which off-street parking is provided, shall be operated in connection with the home occupation.
  - Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.

### **5.4 Secondary Suites**

- Secondary suites may be constructed within a principal, single detached dwelling in a residential zone. A maximum of two secondary suites are permitted on each residential site.
- Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.
- No suite may have more than two bedrooms.

### **5.5 Modular Homes**

- All modular homes shall be placed on a permanent concrete foundation at a standard comparable to a single detached dwelling.

- All modular homes shall be multi-modular, with the width approximately equivalent to the length;
- All modular homes shall be complementary to adjacent and nearby dwellings.
- Modular homes shall be permanently connected to water and sewer services provided by the municipality and permanently connected as available to other public utilities.
- All other requirements of this Bylaw apply.

## 5.6 Bed and Breakfast Homes

Bed and Breakfast Homes are subject to the following conditions:

- A bed and breakfast home may be located in a detached one unit dwelling or in a semi-detached dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence and shall be licensed by the Ministry of Health.
- A maximum of ten guest bedrooms shall be permitted in a dwelling operating as bed and breakfast homes.
- Required parking spaces may be permitted in a required front yard.
- One advertising display sign located on the site or premise advertising the bed and breakfast home is permitted. The facial area of a sign shall not exceed 0.5 m<sup>2</sup> (5 ft<sup>2</sup>).

## 5.7 Day Care Centres and Pre-Schools

Day-care Centres and Pre-schools are subject to the following conditions:

- Day care centres and pre-schools may be approved as an accessory use or as a principal use in their respective zoning district.
- 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.
- Outdoor play areas shall comply with the *Child Care Act, 2000*.
- Required parking spaces may be located in a required front yard.

## 5.8 Adult Day Cares

Adult Day Care Centres are subject to the following conditions:

- Adult day care facilities may be approved as an accessory use or as a principal use.
- In any Residential District, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- Required parking spaces may be located in a required front yard.

## 5.9 Personal Care Homes

Personal care homes, where allowed in a single detached dwelling in a Residential Zoning District, shall be subject to the following standards:

- The personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood.
- The operator of the personal care home should be a permanent resident of the dwelling licensed as a personal care home.

- The maximum number of residents allowed in a personal care home shall be 10 residents.
- A personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the zoning district in which it is located.
- A maximum of two personal care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.
- Any changes resulting in the increase in the number of residents to the maximum above or an increase in the area devoted to a personal care home or alterations or additions to the structure used as a personal care home shall require a new development permit for a discretionary use.
- The operator may advertise the operation of the personal care home with a sign no larger than 0.56 m<sup>2</sup> (6 ft<sup>2</sup>).
- Parking will be required.

## **5.10 Garden (Granny) Suites**

A single Garden Suite may be placed in the back yard of a single-detached residential development under the following conditions:

- There is no secondary suite in the primary residence.
- The Garden Suite dwelling unit is a temporary use and shall be permitted for a five-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
- The owner(s) of the host residence must live on the site, and at least one resident of the primary dwelling and one resident of the Garden Suite shall be related by blood, marriage, or legal adoption.
- Except for infant children (up to two years of age) of a resident of the Garden Suite dwelling, there shall be no more than two residents.
- The occupant(s) of the Garden Suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- The floor area of the Garden Suite dwelling shall not be less than 35 m<sup>2</sup> (377 ft<sup>2</sup>) and not greater than 90 m<sup>2</sup> (969 ft<sup>2</sup>). The Garden Suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- The maximum height of the Garden Suite shall not exceed 5.0 metres (16 ft) from grade level and shall have only one story.
- Garden Suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- Residents of the Garden Suite must have access to the rear yard amenities.
- The combined site coverage of the single detached dwelling and Garden Suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirement of the Zoning Bylaw are met;
- A parking space shall be provided on site for the resident(s) of the Garden Suite dwelling.
- There shall be direct and separate access to the Garden Suite dwelling by on-site driveway, or by public roadway or alley.

## 5.11 Residential Care Homes

Residential Care Homes are subject to the following conditions:

- Residential care homes may be approved as an accessory use or as a principal use in their respective zoning district.
- 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.
- No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.

## 5.12 Campgrounds

Campgrounds are subject to the following conditions:

- The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the operator shall submit for approval an amended plan incorporating the development.
- A campground shall have within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres (15 ft) which shall contain no buildings.
- The operator of a campground shall designate a campsite for each trailer coach or tent party, with its corners clearly marked.
- One permanent sign located on site advertising the campground is permitted per site;
  - The facial area of a sign shall not exceed 4.6 m<sup>2</sup> (50 ft<sup>2</sup>);
  - No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
  - Temporary signs not exceeding 1.0 m<sup>2</sup> (11 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- No portion of any campsite shall be located within a roadway or required buffer area.
- Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area. The space provided for roadways within a campground shall be at least 7.5 metres (25 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- Each trailer coach shall be located at least 3.0 metres (10 ft) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- A campground may include as ancillary uses a laundromat, public shower/washroom facility and maintenance shop or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- *The Public Health Act* shall be complied with in respect to all operations and development of the campground.

## 5.13 Above Ground Fuel Storage Tanks

Above ground fuel storage tanks are subject to the following conditions:

- Above ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations,

gas bars, and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standards aspect of the use.

- The total storage capacity for above ground fuel storage tanks on any single service station or gas bar site shall not exceed:
  - 150,000 liters for flammable liquids (gasoline);
  - 100,000 liters for combustible liquids (diesel fuel); and
  - 100,000 liters of propane.
- Above ground fuel storage tanks shall be:
  - For uses other than service stations and gas bars, located at least 3.0 metres (10 ft) from any property line or building, the 3.0 metres (10 ft) separation distance may be reduced to 1.0 metre (3 ft) for tanks with a capacity of 5,000 liters or less;
  - For service stations and gas bars, located at least 6.0 metres (20 ft) from any property line or building;
  - Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and
  - At least 15 metres (49 ft) from the boundary of any site within a Residential District.
- For uses other than service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 3.0 metres (10 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- For service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 6.0 metres (20 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- Above ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
- At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the Zoning District.
- Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the Zoning District.

## 6: Zoning Districts and Zoning Map

### 6.1 Zoning Districts

For the purpose of this Bylaw, the Town of Biggar is divided into several Zoning Districts that may be referred to by the appropriate symbols. The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply, are provided in the District schedules in this section.

<b>R1</b>	Residential	<b>C1</b>	Core Commercial
<b>R1A</b>	Residential Narrow Lot	<b>C2</b>	Highway Commercial
<b>R2</b>	Multiple Dwelling Residential	<b>IND 1</b>	Light Industrial
<b>CS</b>	Community Services	<b>IND 2</b>	Heavy Industrial
<b>CS2</b>	Passive Community Services	<b>FUD</b>	Future Urban Development
		<b>FH</b>	Flood Hazard Overlay

### 6.2 The Zoning District Map

The map, bearing the statement “This is the Zoning District Map referred to in Bylaw No. 15-763 adopted by the Town of Biggar”, signed by the Mayor and the Town Administrator under the seal of the Town, shall be known as the “Zoning District Map”, and such map is hereby declared to be an integral part of this Bylaw.

### 6.3 Boundaries of Zoning Districts

6.3.1 The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, “Zoning District Map.”

6.3.2 Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

### 6.4 Holding Designation

6.4.1 Where on the Zoning District Map the symbol for a Zoning District has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

6.4.2 Any lands subject to a holding provision shall only be used for the following uses:

- a. Those uses existing on the lands when the “H” is applied; and,
- b. Public works.

## 7: R1 – Residential District

The purpose of the Residential District (R1) is to accommodate primarily single family detached residential dwellings.

**No person shall within any R1-Residential District use land or erect, alter or use any building or structure, except in accordance with the following provisions:**

### 7.1 Permitted Uses

- a. One single detached dwelling, which includes a RTM;
- b. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Playgrounds and swimming pools;
- d. Public works buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.

### 7.2 Discretionary Uses

**The following uses may be permitted in the R1 – Residential District though only by resolution of Council and only in locations specified in such resolution of Council.**

- a. Semi-detached, duplex dwelling, fourplex, townhouses and other multi-unit dwellings;
- b. Modular homes (refer to Section 5.5);
- c. Secondary suites (refer to Section 5.4);
- d. Home occupations, home based businesses (refer to Section 5.3);
- e. Child day care (refer to Section 5.7);
- f. Adult day care (refer to Section 5.8)
- g. Bed and breakfast homes (refer to Section 5.6);
- h. Personal care homes (refer to Section 5.9).

### 7.3 Site Development Regulations

**Public works shall have no minimum or maximum site requirements.**

**Single-Detached, RTM and Modular Homes**

<b>Minimum site area</b>	464 m <sup>2</sup> (4995 ft <sup>2</sup> ) where the lot is served by the lane, otherwise 557 m <sup>2</sup> (5996 ft <sup>2</sup> )
<b>Minimum floor area</b>	97.5 m <sup>2</sup> (1050 ft <sup>2</sup> )
<b>Minimum site frontage</b>	Rectangular lots: 15 metres (49 ft) where the lot is served by a lane otherwise 18 metres (59 ft) Non-rectangular lots: 11 metres (36 ft) with a mean width of 15 metres (49 ft) over the first 30 metres (98 ft) measured from the front lot line where there is a lane, otherwise 15 metres (49 ft) with a mean width of 18 metres (59 ft) measured from the front lot line
<b>Height</b>	9.0 metres (30 ft) for Principal buildings
<b>Maximum site coverage</b>	40% or 50% on a corner site

<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft) except that for a corner lot, where access to an attached garage is obtained from a side lot line (flankage), the minimum rear yard shall be 3.0 metres (10 ft)
<b>Minimum side yard</b>	1.2 metres (4 ft) except that for a corner lot, the minimum side yard shall be 3.0 metres (10 ft) from a side lot line, however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft)

#### **Semi-Detached and Duplex Dwellings (per dwelling unit)**

<b>Minimum site area</b>	255 m <sup>2</sup> (2745 ft <sup>2</sup> ) with a lane, 315 m <sup>2</sup> (3390 ft <sup>2</sup> ) without a lane
<b>Minimum floor area</b>	70 m <sup>2</sup> (753 ft <sup>2</sup> )
<b>Minimum site frontage</b>	8.5 metres (28 ft) with a lane, 10.5 metres (35 ft) without a lane
<b>Height</b>	9.0 metres (30 ft) for principal buildings
<b>Maximum site coverage</b>	40% and 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	1.2 metres (4 ft)
<b>Minimum side yard</b>	1.5 metres (5 ft) except that for a corner lot, the minimum side yard shall be 3 metres (10 ft) from a side lot line (flankage), however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft)

#### **Public Playgrounds and Swimming Pools**

<b>Minimum site area</b>	No minimum
<b>Minimum floor area</b>	No minimum
<b>Minimum site frontage</b>	No minimum
<b>Maximum site coverage</b>	No maximum
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	No minimum
<b>Minimum side yard</b>	3.0 metres (10 ft)

#### **Other Discretionary Uses:**

**Child day care; Adult day care; Bed and breakfast homes; Personal care homes**

<b>Minimum site area</b>	464 m <sup>2</sup> (4,993 ft <sup>2</sup> )
<b>Minimum site frontage</b>	15 m <sup>2</sup> (49 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 18 metres (59 ft)
<b>Height</b>	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane

<b>Maximum site coverage</b>	9.0 metres (30 ft) for Principal Buildings
<b>Minimum parking spaces</b>	40% and 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)

## 7.4 Accessory Buildings and Structures

<b>Maximum floor area and height</b>	All accessory buildings shall not exceed 83.6 m <sup>2</sup> (900 ft <sup>2</sup> ) in area.
<b>Maximum height</b>	Height of accessory buildings shall not exceed 5.0 metres (16 ft).
<b>Minimum front yard</b>	6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building.
<b>Minimum rear yard</b>	1.2 metres (4 ft)
<b>Minimum side yard</b>	.4572 metres (1.5 ft) provided there is no encroachment of overhang and eave beyond the side yard onto neighbouring property, except in the case of a corner lot and where access to the structure is obtained from the flankage street, all accessory uses, buildings, structures shall maintain a minimum side yard of 1.2 metres (4 ft) from the side lot line on the flankage street.

- a. Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size;
- b. Garages shall be setback at least 1.8 metres (6 ft) from the principal building;
- c. A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line;
- d. A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section;
- e. All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;
- f. No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded;
- g. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard. Structures shall be no larger than 22.3 m<sup>2</sup> (240 ft<sup>2</sup>);
- h. Mobile storage containers (i.e. rail and sea containers) shall be permitted on all residential sites in a rear yard. Structures shall be no larger than 9.3 m<sup>2</sup> (100 ft<sup>2</sup>).

## 7.5 Fence and Hedge Heights

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:

- a. No hedge, fence or other structure shall be erected past any property line;
- b. In a required front yard, to a height no greater than 1.0 metre (3 ft) above grade level;
- c. In a required side or rear yard, to a height no greater than 2.7 metres (9 ft) above grade level;
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall interfere or block the view for vehicular traffic in a sight triangle;
- e. Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres (7 ft).

## 7.6 Parking

Off-street parking requirements shall be provided in accordance with the following:

<b>Single detached, RTM and modular homes</b>	2 spaces per unit
<b>Semi-detached, duplex and multi-unit dwellings</b>	2 spaces per unit
<b>Public works</b>	No requirements
<b>Playgrounds and swimming pools</b>	No requirements
<b>Day care centres and pre-schools</b>	1 space plus 1 additional space for every 10 persons enrolled in the facility.
<b>Adult day cares</b>	1 space plus 1space per 5 persons enrolled in the facility.

## 7.7 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any residential site;
- b. Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage for that use;
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;
- d. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts;
- e. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

## 7.8 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

**7.8.1 Semi-Detached, Duplex Dwellings, Fourplex or Townhouses and Other Multi-Unit Dwellings:**

- a. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential areas.

**7.8.2** Off-street parking spaces for adult day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

## 8: R1A - Residential Narrow Lot District

The purpose of the Residential District (R1A) is to accommodate primarily single family detached residential dwellings for smaller lots that exist within the Town.

**No person shall within any R1-Residential District use land or erect, alter or use any building or structure, except in accordance with the following provisions:**

### 8.1 Permitted Uses

- a. One single detached dwelling, which includes a RTM;
- b. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Playgrounds and swimming pools;
- d. Public works buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.

### 8.2 Discretionary Uses

**The following uses may be permitted in the R1A – Residential District though only by resolution of Council and only in locations specified in such resolution of Council.**

- a. Semi-detached, duplex dwelling, fourplex, townhouses and other multi-unit dwellings;
- b. Modular homes (refer to Section 5.5);
- c. Secondary suites (refer to Section 5.4);
- d. Home occupations, home based businesses(refer to Section 5.3);
- e. Child day care (refer to Section 5.7);
- f. Adult day care (refer to Section 5.8)
- g. Bed and breakfast homes (refer to Section 5.6);
- h. Personal care homes (refer to Section 5.9).

### 8.3 Site Development Regulations

**Public works shall have no minimum or maximum site requirements.**

**Single-Detached, RTM and Modular Homes**

<b>Minimum site area</b>	232 m <sup>2</sup> (2497 ft <sup>2</sup> ) where the lot is served by the lane, otherwise 278.5 m <sup>2</sup> (2998 ft <sup>2</sup> )
<b>Minimum floor area</b>	97.5 m <sup>2</sup> (1050 ft <sup>2</sup> )
<b>Minimum site frontage</b>	Rectangular lots: 7.5 metres (25 ft)
<b>Height</b>	9.0 metres (30 ft) for Principal buildings
<b>Maximum site coverage</b>	40% or 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft) except that for a corner lot, where access to an attached garage is obtained from a side lot line (flankage), the minimum rear yard shall be 3.0 metres (10 ft)

<b>Minimum side yard</b>	1.2 metres (4 ft) except that for a corner lot, the minimum side yard shall be 3.0 metres (10 ft) from a side lot line, however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft)
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#### **Semi-Detached and Duplex Dwellings (per dwelling unit)**

<b>Minimum site area</b>	255 m <sup>2</sup> (2745 ft <sup>2</sup> ) with a lane, 315 m <sup>2</sup> (3390 ft <sup>2</sup> ) without a lane
<b>Minimum floor area</b>	70 m <sup>2</sup> (753 ft <sup>2</sup> )
<b>Minimum site frontage</b>	8.5 metres (28 ft) with a lane, 10.5 metres (35 ft) without a lane
<b>Height</b>	9.0 metres (30 ft) for principal buildings
<b>Maximum site coverage</b>	40% and 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	1.2 metres (4 ft)
<b>Minimum side yard</b>	1.5 metres (5 ft) except that for a corner lot, the minimum side yard shall be 3 metres (10 ft) from a side lot line (flankage), however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft)

#### **Public Playgrounds and Swimming Pools**

<b>Minimum site area</b>	No minimum
<b>Minimum floor area</b>	No minimum
<b>Minimum site frontage</b>	No minimum
<b>Maximum site coverage</b>	No maximum
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	No minimum
<b>Minimum side yard</b>	3.0 metres (10 ft)

#### **Other Discretionary Uses:**

##### **Child day care; Adult day care; Bed and breakfast homes; Personal care homes**

<b>Minimum site area</b>	464 m <sup>2</sup> (4,993 ft <sup>2</sup> )
<b>Minimum site frontage</b>	15 m <sup>2</sup> (49 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 18 metres (59 ft)
<b>Height</b>	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane
<b>Maximum site coverage</b>	9.0 metres (30 ft) for Principal Buildings
<b>Minimum parking spaces</b>	40% and 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)

<b>Minimum rear yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)

## 8.4 Accessory Buildings and Structures

<b>Maximum floor area and height</b>	All accessory buildings shall not exceed 83.6 m <sup>2</sup> (900 ft <sup>2</sup> ) in area.
<b>Maximum height</b>	Height of accessory buildings shall not exceed 5.0 metres (16 ft).
<b>Minimum front yard</b>	6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building.
<b>Minimum rear yard</b>	1.2 metres (4 ft)
<b>Minimum side yard</b>	.4572 metres (1.5 ft) provided there is no encroachment of overhang and eave beyond the side yard onto neighbouring property, except in the case of a corner lot and where access to the structure is obtained from the flankage street, all accessory uses, buildings, structures shall maintain a minimum side yard of 1.2 metres (4 ft) from the side lot line on the flankage street.

- a. Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size;
- b. Garages shall be setback at least 1.8 metres (6 ft) from the principal building;
- c. A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line;
- d. A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section;
- e. All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;
- f. No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded;
- g. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard. Structures shall be no larger than 22.3 m<sup>2</sup> (240 ft<sup>2</sup>);
- h. Mobile storage containers (i.e. rail and sea containers) shall be permitted on all residential sites in a rear yard. Structures shall be no larger than 9.3 m<sup>2</sup> (100 ft<sup>2</sup>).

## 8.5 Fence and Hedge Heights

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:

- a. No hedge, fence or other structure shall be erected past any property line;
- b. In a required front yard, to a height no greater than 1.0 metre (3 ft) above grade level;

- c. In a required side or rear yard, to a height no greater than 2.7 metres (9 ft) above grade level;
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall interfere or block the view for vehicular traffic in a sight triangle;
- e. Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres (7 ft).

## 8.6 Parking

Off-street parking requirements shall be provided in accordance with the following:

<b>Single detached, RTM and modular homes</b>	2 spaces per unit
<b>Semi-detached, duplex and multi-unit dwellings</b>	2 spaces per unit
<b>Public works</b>	No requirements
<b>Playgrounds and swimming pools</b>	No requirements
<b>Day care centres and pre-schools</b>	1 space plus 1 additional space for every 10 persons enrolled in the facility.
<b>Adult day cares</b>	1 space plus 1 space per 5 persons enrolled in the facility.

## 8.7 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any residential site;
- b. Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage for that use;
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;
- d. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts;
- e. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

## 8.8 Standards for Discretionary Uses

- a. All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.
- b. Specific Discretionary Use Evaluation Criteria for semi-detached, duplex dwellings, fourplex or townhouses and other multi-unit dwellings:
  - i. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential areas.

- c. Off-street parking spaces for adult day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

## 9: R2 - Residential Multiple Dwelling District

The purpose of the Residential Multiple Dwelling District (R2) is to accommodate a variety of high density residential development including single-detached residences, semi-detached residences, townhouses, and multi-unit dwellings.

**No person shall within any R2-Residential Multiple Dwelling District use any land or erect, alter or use any building or structure except in accordance with the following provisions:**

### 9.1 Permitted Uses

- a. One single-detached dwelling, including a RTM;
- b. Semi-detached, duplex dwelling, fourplex, or townhouses and other multiple unit dwellings;
- c. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- d. Parks and playgrounds;
- e. Public works, buildings and structures, excluding offices, shops, warehouses, storage yards, and waste management or sewage facilities.

### 9.2 Discretionary Uses

**The following uses may be permitted in the R2 – Residential Multiple Dwelling District though only by resolution of Council and only in locations specified in such resolution of Council.**

- a. Modular homes (refer to Section 5.5);
- b. Fourplex or townhouses and other multiple unit dwellings;
- c. One secondary suite (refer to Section 5.4);
- d. Bare land condominium developments;
- e. Home occupations, home based businesses (refer to Section 5.3);
- f. Child day care (refer to Section 5.7);
- g. Adult day care (refer to Section 5.8);
- h. Bed and breakfast homes (refer to Section 5.6);
- i. Personal care homes (refer to Section 5.9);
- j. Swimming pools.

### 9.3 Site Development Regulations

**Public work shall have no minimum or maximum site requirements.**

#### Single-Detached, RTM and Modular Homes

<b>Minimum site area</b>	464 m <sup>2</sup> (4995 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 557 m <sup>2</sup> (5996 ft <sup>2</sup> )
<b>Minimum floor area</b>	70 m <sup>2</sup> (753 ft <sup>2</sup> )
<b>Minimum site frontage</b>	Rectangular lots: 15 metres (49 ft) where the lot is served by a lane, otherwise 18 metres (59 ft). Non-rectangular lots: 11 metres (36 ft) with a mean width of 15 metres (49 ft) over the first 30 metres (98 ft) measured from the front lot line where there is a lane, otherwise 15 metres (49 ft) with a mean width of 18 metres (59 ft) measure from the front lot line.

<b>Height</b>	9.0 metres (30 ft) for principal buildings
<b>Maximum site coverage</b>	40% or 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft) except that for a corner lot, where access to an attached garage is obtained from a side lot line (flankage), the minimum rear yard shall be 3.0 metres (10 ft)
<b>Minimum side yard</b>	1.2 metres (4 ft) except that for a corner lot, the minimum side yard shall be 3.0 metres (10 ft) from a side lot line, however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft)

#### **Semi-Detached and Duplex (per dwelling unit)**

<b>Minimum site area</b>	278 m <sup>2</sup> (2992 ft <sup>2</sup> )
<b>Minimum floor area</b>	46 m <sup>2</sup> (495 ft <sup>2</sup> ) except for one bedroom units, in which case the minimum shall be 30 m <sup>2</sup> (325 ft <sup>2</sup> )
<b>Minimum site frontage</b>	9.0 metres (30 ft) where the lot is served by a lane otherwise 10.5 metres (34 ft)
<b>Height</b>	9.0 metres (30 ft) for principal buildings
<b>Maximum site coverage</b>	50%
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft) except that for a corner lot, where access to an attached garage is obtained from a flankage street, the minimum rear yard shall be 3.0 metres (10 ft)
<b>Minimum side yard</b>	1.2 metres (4 ft) except that for a corner lot, where access to an attached garage is obtained from a flankage street, the minimum rear yard shall be 3.0 metres (10 ft) from a flankage street, however, where access to an attached garage is obtained from a flankage street, the minimum side yard shall be 6.0 metres (20 ft)

#### **Townhouse, Fourplex, and other Multiple Unit Dwellings**

<b>Minimum site area</b>	185 m <sup>2</sup> (1991 ft <sup>2</sup> ) for each dwelling unit
<b>Minimum floor area</b>	46 m <sup>2</sup> (495 ft <sup>2</sup> ) except for one bedroom units, in which case the minimum shall be 30 m <sup>2</sup> (325 ft <sup>2</sup> )
<b>Minimum site frontage</b>	6 metres (20 ft)
<b>Height</b>	9.0 metres (30 ft or 3 stories)
<b>Maximum site coverage</b>	50%
<b>Minimum parking spaces</b>	1.5 spaces/dwelling unit

<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	6 metres (20 ft)
<b>Minimum side yard</b>	1.5 metres (5 ft) or 50% of the average wall height, whichever is greater

#### Apartment Buildings

<b>Minimum site area</b>	360 m <sup>2</sup> (3875 ft <sup>2</sup> ) per dwelling unit at grade level or main floor plus 65 m <sup>2</sup> (700 ft <sup>2</sup> ) for each additional unit above the main floor
<b>Minimum floor area</b>	46 m <sup>2</sup> (495 ft <sup>2</sup> ) except for one bedroom units, in which case the minimum shall be 30 m <sup>2</sup> (325 ft <sup>2</sup> )
<b>Minimum site frontage</b>	30.0 metres (98 ft)
<b>Maximum site coverage</b>	50% interior site, 60% corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft) or 50% of the average wall height whichever is greater

#### Bare Land Condominium Development

##### General Regulations

<b>Minimum site frontage</b>	The whole lot or site on which the entire bare land condominium is developed upon shall have a minimum frontage of 18 metres (59 ft)
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#### Single Detached/Semi-Detached Dwellings/RTM Bare Land Units (per unit)

<b>Minimum site area</b>	415 m <sup>2</sup> (4467 ft <sup>2</sup> )
<b>Minimum site frontage</b>	15 metres (49 ft)
<b>Maximum site coverage</b>	50%
<b>Minimum front yard</b>	3 metres (10 ft)
<b>Minimum rear yard</b>	3 metres (10 ft)
<b>Minimum side yard</b>	1.2 metres (4 ft)

#### Multiple Unit Dwelling Bare Land Units (per unit)

<b>Minimum site area</b>	557 m <sup>2</sup> (5,996 ft <sup>2</sup> ) plus 70 m <sup>2</sup> (754 ft <sup>2</sup> ) for each ground floor dwelling unit in excess of 3
<b>Minimum site frontage</b>	15 metres (49 ft)
<b>Maximum site coverage</b>	50%
<b>Minimum front yard</b>	3 metres ( 10 ft)
<b>Minimum rear yard</b>	3 metres (10 ft)

<b>Minimum side yard</b>	1.2 metres (4 ft)
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**Row/Town housing Bare Land Units (per unit)**

<b>Minimum site area</b>	185 m <sup>2</sup> (1,991 ft <sup>2</sup> ) for each dwelling unit
<b>Minimum site frontage</b>	6 metres (20 ft)
<b>Maximum site coverage</b>	50%
<b>Minimum front yard</b>	3 metres (10 ft)
<b>Minimum rear yard</b>	3 metres (10 ft)
<b>Minimum side yard</b>	1.2 metres (4 ft)

**Public Playgrounds and Swimming Pools**

<b>Minimum site area</b>	No minimum
<b>Minimum floor area</b>	No minimum
<b>Minimum site frontage</b>	No minimum
<b>Maximum site coverage</b>	No maximum
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	No minimum
<b>Minimum side yard</b>	3.0 metres (10 ft)

**Other Discretionary Uses:**

**Child Day Care; Adult Day Care; Bed and Breakfast Homes; Personal Care Homes**

<b>Minimum site area</b>	464 m <sup>2</sup> (4,993 ft <sup>2</sup> )
<b>Minimum floor area</b>	15 m <sup>2</sup> (49 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 18 metres (59 ft)
<b>Minimum site frontage</b>	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane
<b>Height</b>	9.0 metres (30 ft) for Principal Buildings
<b>Maximum site coverage</b>	40% and 50% on a corner site
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)

**9.4 Accessory Buildings and Structures**

<b>Maximum floor area and height</b>	All accessory buildings shall not exceed 83.6 m <sup>2</sup> (900 ft <sup>2</sup> ) in area.
<b>Maximum height</b>	Height of accessory buildings shall not exceed 5.0 metres (16 ft).

<b>Minimum front yard</b>	6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building.
<b>Minimum rear yard</b>	1.2 metres (4 ft)
<b>Minimum side yard</b>	.4572 metres (1.5 ft) provided there is no encroachment of overhang and eave beyond the side yard onto neighbouring property, except in the case of a corner lot and where access to the structure is obtained from the flankage street, all accessory uses, buildings, structures shall maintain a minimum side yard of 1.2 metres (4 ft) from the side lot line on the flankage street.

- a. Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size;
- b. Garages shall be setback at least 1.8 metres (6 ft) from the principal building;
- c. A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line;
- d. A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section;
- e. All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;
- f. No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded;
- g. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard. Structures shall be no larger than 22.3 m<sup>2</sup> (240 ft<sup>2</sup>);
- h. Mobile storage containers (i.e. rail and sea containers) shall be permitted on all residential sites in a rear yard. Structures shall be no larger than 9.3 m<sup>2</sup> (100 ft<sup>2</sup>).

## 9.5 Fence and Hedge Heights

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:

- a. No hedge, fence or other structure shall be erected past any property line;
- b. In a required front yard, to a height no greater than 1.0 metres (3 ft) above grade level;
- c. In a required side or rear yard, to a height no greater than 2.7 metres (9 ft) above grade level;
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall interfere or block the view for vehicular traffic in a sight triangle;
- e. Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres (7 ft).

## 9.6 Signage

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.5 m<sup>2</sup> (5 ft<sup>2</sup>);
- b. Multi-unit dwellings may:

- i. Have a sign where the facial area of a sign shall not exceed 1.0 m<sup>2</sup> (11 ft<sup>2</sup>);
- ii. Have one additional sign that is freestanding having a maximum facial area of 2.3 m<sup>2</sup> (25 ft<sup>2</sup>) in area; or
- iii. Have one additional sign that is a freestanding canopy or awning sign subject to subsection (C) and providing a minimum clearance of 2.45 metres (8 ft) between the bottom of the canopy and sidewalk or ground.
- c. Freestanding signs shall be located at least 3 metres (10 ft) from any lot line and not be located in a sight triangle;
- d. In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling;
- e. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- f. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

## 9.7 Parking

Off-street parking requirements shall be provided in accordance with the following:

<b>Single detached, RTM and modular homes</b>	2 spaces per dwelling
<b>Semi-detached, duplex and multi-unit dwellings</b>	2 spaces per dwelling
<b>Public works</b>	No requirement
<b>Playgrounds and swimming pools</b>	No requirement
<b>Apartment buildings</b>	1.25 spaces per dwelling
<b>Townhouse, fourplex and other multiple unit dwellings</b>	1.5 spaces per dwelling
<b>Bed and breakfast homes</b>	1 space plus 1 space for each guest room
<b>Personal care homes</b>	1 space plus 1 space for each non-resident staff member
<b>Day care centres and pre-schools</b>	1 space plus 1 additional space for every 10 persons enrolled in the facility.
<b>Adult day cares</b>	1 space plus 1 space per 5 persons enrolled in the facility.

## 9.8 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any residential site;
- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;

- d. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts;
- e. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

## **9.9 Standards for Discretionary Uses**

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

### **9.9.1 Multiple Unit Dwellings**

- a. Multiple unit dwelling may be developed where located on a second or higher floor over office, retail, restaurant, café, and personal service use on the main floor;
- b. The parking required for multiple unit dwellings is additional to the parking required for commercial uses;
- c. The suitability of a proposal will be considered with respect to:
  - i. Adherence to any concept plan prepared for the proposed development area including proposed location of all forms of multiple unit dwellings;
  - ii. The convenience of parking; and
  - iii. Appropriate size and quality of proposed dwelling units.

### **9.9.2 Dwelling groups are subject to the following additional standards:**

- a. The minimum side yard of 3.5 metres (11 ft) or half the building height shall be measured from the closest main wall of the principal building closest to the side site line;
- b. All principal buildings forming part of the group shall be located at least 3.5 metres (11 ft) from any other principal building in the group;
- c. The site area shall provide at least 370 m<sup>2</sup> (3983 ft<sup>2</sup>) for each dwelling unit in the group located at grade level plus 65 m<sup>2</sup> (700 ft<sup>2</sup>) for any dwelling unit located above the main floor;
- d. Council may apply special development standards regarding yard requirements to reduce conflict with neighbouring uses.

9.9.3 Off-street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

## 10: RA - Residential Acreage District

The purpose of the Residential Acreage District (RA) is to accommodate clustered acreage residential development and subdivision proposals on a multi-site basis within the Town.

**No person shall within any RA Residential Acreage District, use any land or erect, alter or use any building or structure except in accordance with the following provisions:**

### 10.1 Permitted Uses

- a. One single detached dwelling;
- b. Uses, building and structures to the foregoing permitted uses and located on the same site with the main use;
- c. Home occupations, home based businesses;
- d. Public works, buildings and structures, warehouses and storage yards.

### 10.2 Discretionary Uses

**The following uses may be permitted in the RA Residential Acreage District though only by resolution of Council and only in locations specified by Council.**

- a. Child day cares (refer to Section 5.7);
- b. Adult day cares (refer to Section 5.8)
- c. Personal care homes (refer to Section 5.9);
- d. Equestrian facilities;
- e. Garden suite (refer to Section 5.10);
- f. Bed and breakfast homes (refer to Section 5.6);

### 10.3 Site Development Regulations

**Public works shall have no minimum or maximum site requirements.**

<b>Minimum site area</b>	0.4 hectares (1 acre)
<b>Minimum site frontage</b>	30.0 metres (98 ft)
<b>Minimum front yard</b>	All buildings shall be set back a minimum of 45 metres (148 ft) from the centre line of any municipal road or Provincial highway and/or a minimum of 90 metres (9,295 ft) from the intersection of the centre lines of any municipal roads or Provincial highway
<b>Minimum rear yard</b>	7.5 metres (25 ft) or 25% of the depth of the site, whichever is the lesser
<b>Minimum side yard</b>	1.5 metres (5 ft) except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
<b>Minimum setback for trees, shelterbelts and fences</b>	55.0 metres (180 ft) from the centre line of a Provincial Highway 5.0 metres (16 ft) from Highway frontage road property line 46.0 metres (151 ft) from the center line of a municipal road 8.0 metres (26 ft) from the property line of an internal subdivision road

Residential parcels may be exempted from these requirements:

- a. In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development or natural features such as watercourses and water bodies, there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
- b. In the case of a parcel that existed prior to the adoption of this Bylaw there shall be no minimum site area.

#### **10.4 Accessory Building**

- a. No accessory building shall be located within 3.0 metres (10 ft) of a side or rear site line except where the minimum yard abuts a public street, in which case the minimum side or rear yard shall be 7.6 metres (25 ft);
- b. The Building Floor Area for large accessory buildings on residential acreage sites may not exceed 185 m<sup>2</sup> (1991 ft<sup>2</sup>).

#### **10.5 Supplementary Regulations**

- a. Where a residential development is proposed at a location at which a standard connection to the Town's existing sewer and water system is not feasible, the development shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements. Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use;
- b. Domestic waste disposal shall be permitted in a yard abutting a road. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from the road;
- c. No outside storage shall be permitted in a yard abutting a road. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from the road;
- d. Council will consider the applications for permitted and discretionary use with respect to the following criteria:
  - i. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - ii. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Biggar Official Community Plan or the Bear Hills District Plan;
  - iii. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under the Biggar Official Community Plan and the Bear Hills District Plan and that the proposal is not premature.

## 10.6 Signage

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m<sup>2</sup> (11 ft<sup>2</sup>);
- b. In the case of a home occupation, an additional permanent sign is permitted on a door wall surface or in a window;
- c. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- d. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property permitted.

## 10.7 Minimum Ditch Frontage

- a. In order to ensure the proper functioning of overland drainage systems in the Town, one approach to a site is permitted. The design and location of all approaches must be to the satisfaction of Town Administration;
- b. A second approach to a site may be permitted at the discretion of Council when it can be proven that the Town's overland drainage system will not be negatively impacted.
  - i. The additional access shall be no wider than 6.0 metres (20 ft) with the size of the culvert being determined based on the drainage pattern of the existing ditch.
  - ii. The property owner shall be responsible for all costs associated with the installation and future maintenance and upkeep of the additional approach and immediate area; and
  - iii. At no time shall the additional access-approach be used as a storage area.

## 10.8 Temporary Uses

- a. Notwithstanding the provisions of this bylaw, the Biggar Official Community Plan and the Bear Hills District Plan, a mobile home or trailer coach may be permitted for a period of up to one (1) year on an existing non-farm residential site while the dwelling is under construction provided that the following criteria is met:
  - i. Adherence to any permit or building bylaw or licensing requirement in effect in the municipality;
  - ii. Issuance of a Development Permit to the landowner, where the said trailer is located, to be issued on an annual basis;
  - iii. The entering into of a development agreement between all affected parties, where considered necessary, to assure applicable development standards are adhered to;
  - iv. Compliance with any requirement of SaskHealth or government agencies respecting water and waste connections and disposal concerns.

## 11: C1 - Town Centre Commercial District

The purpose of the Town Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian oriented commercial activities and services.

**No person shall within any C1 – Town Centre Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:**

### 11.1 Permitted Uses

- a. Banks, credit unions, and other financial institutions;
- b. Administrative offices;
- c. Barbers, hairdressers, and other similar personal service trade establishments;
- d. Medical, dental, and other health care offices and clinics or health services;
- e. Restaurants, cafes, coffee shops, and other similar fast food services;
- f. Licensed premises for the sale and consumption of alcoholic beverages;
- g. Confectionaries and delicatessens;
- h. Storefront retail stores and outlets;
- i. Rental stores;
- j. Storefront bakeries, butcher shops, and similar food processing with on-site retail sales;
- k. Movie theatres;
- l. Commercial and public recreational establishments (i.e. bowling alleys, arcades, fitness centres);
- m. Hotels or motels;
- n. Newspaper offices and printing plants and services;
- o. Recycling collection depots (Neighbourhood);
- p. Rooming houses;
- q. Railway crew accommodation facilities;
- r. Small-scale repair trades, craftspeople and similar trades, including retail sales of related products;
- s. Funeral homes;
- t. Buildings, structures or uses accessory to and located on the same site as the principal building or permitted use;
- u. Public works buildings, offices and structures excluding warehouses, storage yards, and waste management or sewage facilities.

### 11.2 Discretionary Uses

**The following may be permitted in the C1 – Town Centre Commercial District though only by resolution of Council and only in locations specified by such resolution of Council.**

- a. Dwellings attached to and behind, above, or below commercial establishments;
- b. Multiple unit buildings;
- c. Lumber and building establishments;
- d. Car washes;
- e. Establishments for the sale, storage and servicing of motor vehicles;
- f. Construction trades without storage yards;
- g. Wholesale trade stores and offices;
- h. Gas bars and service stations;

- i. Mobile storage containers (rail and sea containers).

### 11.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

#### Commercial Uses

Minimum site area	278 m <sup>2</sup> (2992 ft <sup>2</sup> )
Minimum site frontage	7.5 metres (25 ft)
Maximum site coverage	75%
Minimum front yard	7.5 metres (25 ft)
Minimum side yard	No requirement
Minimum rear yard	1.5 metres (5 ft) except when the rear of a lot directly abuts any Residential or Community Service District or abuts a public street, then the minimum rear yard shall be 6.0 metres (20 ft).
Height	15 metres (49 ft)

#### Dwelling Units

Minimum site area	278 m <sup>2</sup> (2992 ft <sup>2</sup> )
Minimum floor area	46 m <sup>2</sup> (495 ft <sup>2</sup> ) per dwelling unit except for one bedroom dwelling units, in which case the minimum shall be 30 m <sup>2</sup> (325 ft <sup>2</sup> )
Minimum site frontage	7.5 metres (25 ft)
Maximum site coverage	75%
Minimum front yard	7.5 metres (25 ft)
Minimum side yard	No requirement except when the side site line directly abuts any Residential or Community Service District or abuts a public street, then the minimum side yard shall be 1.5 metres (5 ft)
Minimum rear yard	1.5 metres (5 ft) except when the rear of a lot directly abuts any Residential or Community Service District or abuts a public street, then the minimum rear yard shall be 6.0 metres (20 ft)
Height	15 metres (49 ft)

#### Service Stations

#### Strip Malls

Minimum site area	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	900 m <sup>2</sup> (9688 ft <sup>2</sup> )
Minimum site frontage	30 metres (98 ft)	
Minimum front yard	7.5 metres (25 ft)	15 metres (49 ft)
Minimum side yard	3.0 metres (10 ft)	

<b>Minimum rear yard</b>	10% of the depth of the lot	6.0 metres (20 ft)
<b>Height</b>	15 metres (49 ft)	

**Other Discretionary Uses:**

**Multi-unit buildings; Lumber and building establishments; Car washes; Establishments for the sale, storage and servicing of motor vehicles; Construction trades without storage yards; Wholesale trade stores and offices.**

<b>Minimum site area</b>	278 m <sup>2</sup> (2,992 ft <sup>2</sup> )	
<b>Minimum site frontage</b>	7.5 metres (25 ft)	
<b>Maximum site coverage</b>	75%	
<b>Minimum front yard</b>	No requirement	
<b>Minimum rear &amp; side yard</b>	No requirement except 6 metres (20 ft) minimum rear if abutting a Residential District without an intervening street. 1.5 metre (5 ft) minimum side yard is abutting a Residential District without an intervening street or lane.	
<b>Height</b>	15 metres (49 ft)	

## 11.4 Accessory Buildings

Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

## 11.5 Signage

Signs and billboards shall be prohibited in the C1 – Town Centre Commercial except for signs advertising the principal use of the premises of the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. Advertising signs in the Town Centre Commercial District may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- c. Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign;
- d. All signs shall provide a minimum clearance of 2.45 metres (8 ft) between the bottom of the sign and a street or sidewalk;
- e. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property, are permitted;
- f. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

## 11.6 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial site;
- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;

- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;
- d. Mobile storage containers (rail and sea containers) shall be located in the side or rear yard.

## 11.7 Parking

Off-street parking requirements shall be provided in accordance with the following:

<b>Commercial use</b>	No requirement
<b>Rooming house</b>	1 parking space per room available for occupation
<b>Lumber and building supply establishments</b>	1 space per 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of gross floor or 1 space per 3 employees, whichever is greater
<b>All other uses</b>	No requirement

## 11.8 Landscaping

Where a site abuts any Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

## 11.9 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

### 11.9.1 Dwelling Units

- a. Dwelling units are permitted as long as the principal use is undergoing;
- b. Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use;
- c. Minimum floor area for each dwelling unit shall be 45 m<sup>2</sup> (484 ft<sup>2</sup>);
- d. All dwelling units shall have an entrance separate from that of the commercial establishment;
- e. Dwelling units shall be located above, below, or at the rear and attached to the principal commercial use; and,
- f. Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.

### 11.9.2 Construction Trades, Lumber Yards, Light Manufacturing, and Welding and Machine Shops

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

- iv. Utilized for hazardous substances.
- b. All materials and goods used in conjunction with construction trades shall be stored within an enclosed building, or within an area hidden from view by screening;
- c. Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints;
- d. No storage is permitted for wholesale establishment;
- e. All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.

#### **11.9.3 Funeral Homes**

- a. A funeral home must be on a lot that abuts a major (primary or secondary) street, as identified in the Official Community Plan “Transportation Hierarchy” Reference Map;
- b. A site with a funeral home must have a fence along the portion of the site line that abuts a residential site;
- c. The building shall not contain facilities for cremation.

#### **11.9.4 Lumber Yards and Wholesale Trades**

- a. Development of these uses on other than the existing sites will be encouraged to locate on vacant land with adequate space;
- b. No outside storage is permitted for a wholesale establishment;
- c. Site used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes an access to or from major streets or designated truck routes;
- d. All operations related to construction trades, artisans, and craft shop offices shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

## 12: C2 - Highway Commercial

The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial and related activities located along the Highways.

**No person shall within a C2 – Highway Commercial District use and land, or erect, alter or use any building or structure except in accordance with the following provisions.**

### 12.1 Permitted Uses

- a. Business and/or professional offices;
- b. Motels or motor hotels, including a dwelling for caretakers, owners, or managers;
- c. Convenience stores;
- d. Restaurants, confectionaries, including drive-thru;
- e. Licensed premises for the sale and consumption of alcoholic beverages;
- f. Personal service trades;
- g. Laundromats;
- h. Service stations and gas bars;
- i. Establishments for the sale, storage and servicing of motor and recreational vehicles, trailers, equipment and supplies;
- j. Car washing establishments;
- k. Construction trades without storage yards;
- l. Self-service storage units;
- m. Agricultural implement dealerships service and maintenance establishments;
- n. Mobile storage containers (rail and sea containers);
- o. Public works offices, buildings, structures and warehouses excluding waste management or sewage facilities;
- p. Buildings, structures or uses accessory to and located on the same site as the principal building or permitted use.

### 12.2 Discretionary Uses

**The following uses may be permitted in the C2 – Highway Commercial District though only by resolution of Council and only in locations specified in such resolution of Council.**

- a. Strip malls;
- b. Professional offices including computer-recreational training facilities;
- c. Public transportation depots;
- d. Shops of plumbers, pipe fitters, metal workers and other industrial trades people;
- e. Autobody shops;
- f. Animal hospitals, or clinics and offices of veterinary surgeons;
- g. Garden centres or commercial greenhouses;
- h. Lumber and building supply establishments;
- i. Rental stores;
- j. Wholesale trade stores, offices and warehouses;
- k. Construction trades and contractors' yards with front display yards and storage yards;
- l. Oilfield supply and service establishments;
- m. RTM and modular homes sales and/or storage compound;
- n. Commercial cardlock operations;

- o. Bulk petroleum sales and storage;
- p. Retail propane sales and accessory appliance outlet;
- q. Manufacturing and processing shops and associated storage facilities when applicable work activities are conducted wholly within enclosed buildings.
- r. Commercial and public recreational establishments (ie bowling alleys, fitness centres);
- s. Aggregate materials, storage or handling operations.

### 12.3 Prohibited Uses

- a. Abattoirs.

### 12.4 Site Development Requirements

Public works shall have no minimum or maximum site requirements.

#### Permitted Uses

<b>Minimum site area</b>	464 m <sup>2</sup> (4994 ft <sup>2</sup> ). There shall be no minimum site development requirements for public works buildings.
<b>Minimum site frontage</b>	15 metres (49 ft)
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)
<b>Minimum rear yard</b>	3.0 metres (10 ft) with lane, 6.0 metres (20 ft) without lane.
<b>Height</b>	15 metres (49 ft) for Principal building

#### Hotels, Motels, Strip Malls, Lumber and Building Supply

#### Service Stations

<b>Minimum site area</b>	929 m <sup>2</sup> (10000 ft <sup>2</sup> )	700 m <sup>2</sup> (7535 ft <sup>2</sup> )
<b>Minimum site frontage</b>	30 metres (98 ft)	23 metres (75 ft)
<b>Minimum front yard</b>	15 metres (49 ft)	15 metres (49 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)	3.0 metres (10 ft)
<b>Minimum rear yard</b>	3.0 metres (10 ft) with lane, 6.0 metres (20 ft) without lane	10% of the depth of the lot
<b>Height</b>	15 metres (49 ft) for principal buildings	No restriction

#### Shopping Centre Site Development Regulations

<b>Minimum site area</b>	3,700 m <sup>2</sup> (39,826 ft <sup>2</sup> )
<b>Minimum site frontage</b>	75 metres (246 ft)
<b>Minimum height</b>	15.0 metres (49 ft)
<b>Minimum site coverage</b>	75%

<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	9.0 metres (30 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)

**Other Discretionary Uses:**

**Public transportation depots; Shops of plumbers, pipe fitters, metal workers, and other industrial trades people, Lumber and building supply establishments; Construction trades and contractors' yards with front display yards and storage yards; Oilfield supply and service establishments; RTM and modular home sales and/or storage compounds; Commercial cardlock operations; Bulk petroleum sales and storage; Retail propane sales and accessory appliance outlet; Mobile storage containers; Manufacturing and processing shops and associated storage facilities when applicable work activities are conducted wholly within enclosed buildings.**

**Professional offices including computer and recreational training facilities; Animal hospitals, or clinics and offices of veterinary surgeons; Garden centres or commercial greenhouses; Rental stores; Wholesale trade stores, offices, and warehouses; Commercial and public recreational establishments**

<b>Minimum site area</b>	930 m <sup>2</sup> (10,010 ft <sup>2</sup> ). There shall be no minimum site development requirements for public works buildings.	464 m <sup>2</sup> (4,994 ft <sup>2</sup> )
<b>Minimum site frontage</b>	30.0 metres (98 ft)	15.0 metres (49 ft)
<b>Minimum front yard</b>	6.0 metres (20 ft)	7.5 metres (25 ft)
<b>Minimum side yard</b>	3.0 metres (10 ft)	
<b>Minimum rear yard</b>	6.0 metres (10 ft)	3.0 metres (10 ft) with a lane, 6.0 metres (20 ft) without a lane

## 12.5 Accessory Buildings

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

## 12.6 Fence and Hedge Heights

- a. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a Residential District without intervening street or land. Such

screening shall consist of a solid fence, hedge, or wall over 1.5 metres (5 ft) in height in a side or rear yard and over 0.75 metres (2.5 ft) in a front yard;

- b. No fence in a commercial or industrial zone shall exceed 3.0 metres (10 ft);
- c. In the case of corner lots, no fence, hedge or shrub shall be placed so as to create a visual obstruction in a sight triangle.

## 12.7 Landscaping

- a. A landscaped strip of not less than 3.0 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site;
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped;
- c. Where a site abuts any Residential or Community Service District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

## 12.8 Parking Requirements

<b>Strip malls</b>	1 parking space for each 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of floor area
<b>Stores and offices</b>	1 parking space for every 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of gross floor area
<b>Restaurants, other eating places</b>	1 parking space for every 10 seats provided for patrons
<b>Theatres, places of assembly</b>	1 parking space for every 10 seats provided for patrons
<b>Motels, motor hotels or rooming houses</b>	1 parking space for each unit
<b>Service stations</b>	1 ½ parking spaces for each service bay
<b>All other uses</b>	1 parking space for each 75 m <sup>2</sup> (807 ft <sup>2</sup> ) of building floor area

## 12.9 Loading Requirements

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum area of an individual loading space shall be 17.0 m<sup>2</sup> (183 ft<sup>2</sup>). Doors located in side yards shall not be used for delivery purposes.

<b>Gross Floor Area</b>	<b>Minimum Number of Loading Spaces</b>
<b>93 m<sup>2</sup> to 1300 m<sup>2</sup></b>	1 space
<b>1300 m<sup>2</sup> to 2800 m<sup>2</sup></b>	2 spaces
<b>Greater than 2800 m<sup>2</sup></b>	2 spaces +1 space for each 5600 m <sup>2</sup> (60278 ft <sup>2</sup> )

## 12.10 Signage

Signs and billboards shall be prohibited in the C2 - Highway Commercial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

- a. One permanent sign is permitted per site;
- b. No sign shall be located in any manner that may jeopardize public safety;
- c. Advertising signs in the Highway Commercial District may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- d. Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign;
- e. All signs shall provide a minimum clearance of 2.45 metres (8 ft) between the bottom of the sign and a street or sidewalk;
- f. All signs shall be located wholly within the lot lines of the lot in which they are located. This provision shall not apply to billboard signs and converted vehicle and trailer signs;
- g. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to temporary condition affecting the property are permitted.
- h. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

### **12.11 Outside Storage**

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial site;
- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;
- d. Mobile storage containers (rail and sea containers) shall be located in the side or rear yard.

### **12.12 Standards for Discretionary Uses**

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

#### **12.12.1 Service Stations – which one? See Gas Stations Below**

- a. Where service stations occupy a corner site, only one access point shall be located on the side lot line, located a minimum of 6.0 metres (20 ft) from the intersection;
- b. Fuel pumps and other accessory equipment shall be located not less than 6.0 m (20 ft) from any street or site line;
- c. Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*;
- d. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations;
- e. Access/egress points shall not be continuous along a street and shall be at least 10.0 metres (33 ft) apart;
- f. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the development officer.

### **12.12.2 Shopping Malls**

- a. Strip malls, when permitted, must be primarily for pedestrian use and accessible to the public from both the street and from the development;
- b. Council will consider the appropriate separation to other uses that may be incompatible with Shopping Centre/Strip Mall retail and service activities;
- c. Council will consider the potential uses and street access to the site when making a discretionary use decision on a proposed shopping centre/strip mall. Ingress and egress points shall be designed to minimize conflict with adjacent land uses and not pose a safety hazard.
- d. Other criteria may include the street façade, main street entrance, windows along the street and the relaxation of on-site parking requirements;
- e. If abutting a Residential District, a suitable buffer composed of tree planting or a hedge shall be provided.
- f. Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.

### **12.12.3 Gas Bars**

Where operated as the principal use on a lot, gas bars are subject to regulations and standards governing service stations. Where a gas bar is allowed to operate in conjunction with another use on a lot, the following standards and regulations apply:

- a. All fuel pumps and above ground storage tanks shall be at least 6.0 metres (20 ft) from any building on the lot or any lot line;
- b. The site shall have at least two separate accesses at least 15.0 metres (49 ft) apart;
- c. Access and parking for the fuel pumps shall not obstruct access to other required off-street parking spaces on the site.

### **12.12.4 Construction Trades, Lumber Yards, Light Manufacturing, and Welding and Machine Shops**

- a. The location of the use will only be favourable considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
  - i. Municipal servicing capacity;
  - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, and other emissions emanating from the operation;
  - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
  - iv. Utilized for hazardous substances.
- b. All materials and goods used in conjunction with construction trades shall be stored within an enclosed building, or within an area hidden from view by screening;
- c. Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints;
- d. No storage is permitted for wholesale establishment;

- e. All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.

**12.12.5 Rooming House**

- a. A rooming house must be contained within a single-detached or semi-detached (both halves must be a rooming house) dwelling;
- b. A rooming house must contain a minimum of 4 rooms, with the possibility of a dwelling unit;
- c. Sanitary facilities must be provided at a rate of minimum of 1 for the first 6 rooms and 1 additional sanitary facility for every 6 rooms or part thereof;
- d. The development will be entirely consistent with the residential development on adjacent parcels.

**12.12.6 Agriculture Implement, Motor Vehicle, Recreational Vehicle and/or Mobile Home Sales Storage Compound; Semi-Trailer and Container Parking Lots including Sea Containers**

- a. The use shall be located where practical and screened to avoid any adverse visual impact;
- b. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

## 13: IND1 - Light Industrial

The purpose of the Light Industrial District (IND 1) is to provide areas for Industrial activities which have moderate potential for conflict with adjacent land uses and rely on access to primary transportation routes.

**No person shall within any IND-1 Light Industrial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.**

### 13.1 Permitted Uses

- a. Business and/or professional offices;
- b. Industrial parks containing a combination of permitted uses;
- c. Buildings, structures, and uses accessory to, and located on the same site as, the principal building or use excepting any building or structure used for human habitation;
- d. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials;
- e. Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious;
- f. Printing plants and reproduction offices;
- g. Commercial bakeries;
- h. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
- i. Lumber and building supply establishments;
- j. Commercial cardlock operations;
- k. Service stations;
- l. Car washing establishments;
- m. Manufacturing and machine shops, welding shops and foundry works;
- n. Auto body shops;
- o. Construction and other contractors, industrial trades, workshops, yards, plants, and/or offices;
- p. Warehouses, storage yards and supply depots;
- q. Wholesale establishments;
- r. Railway and ancillary railway functions;
- s. Truck washes;
- t. Custom meat cutting and packaging establishments (Abattoirs);
- u. Veterinary clinics;
- v. Mobile storage containers (rail and sea containers);
- w. Construction and/or sales of RTM homes or agricultural building assembly area;
- x. Recycling and collection depots (Commercial);
- y. Public works buildings and structures including offices, warehouses, storage, yards, though excluding waste management or sewage facilities.

### 13.2 Discretionary Uses

**The following uses may be permitted in the IND-1 Light Industrial District though only by resolution of Council and only in locations specified by such resolution of Council.**

- a. Bulk petroleum sales and storage;
- b. Self-service storage units;

- c. Salvage yards and auto wreckers;
- d. Gas bars;
- e. Grain elevators;
- f. Seed cleaning plants, feed mills and flour mills;
- g. Veterinary hospitals;
- h. Oilfield equipment parking lot and staging areas;
- i. Industrial equipment maintenance and storage yards.

### 13.3 Prohibited Uses

- a. All uses of buildings and land except those specifically noted as permitted or discretionary;
- b. All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions;
- c. Hazardous Substances and Waste Dangerous Goods as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of *The Environmental Management and Protection Act of Saskatchewan*;
- d. Residential Dwellings.

### 13.4 Site Development Requirements

Public works shall have no minimum or maximum site requirements.

#### Permitted Uses

Minimum site area	557 m <sup>2</sup> (5996 ft <sup>2</sup> ). There shall be no minimum site development requirements for public works buildings.
Minimum site frontage	18 metres (59 ft)
Minimum front yard	4.5 metres (15 ft)
Minimum side yard	3.0 metres (10 ft)
Minimum rear yard	10% of the depth of the lot
Height	15 metres (49 ft) for Principal building

#### Service Stations

Minimum site area	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )
Minimum site frontage	30 metres (98 ft)
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	10% of the depth of the lot
Minimum side yard	3.0 metres (10 ft)
Height	15 metres (49 ft)

**Other Discretionary Uses:**

**Bulk Petroleum sales and storage; Self-service storage units; Salvage yards and auto-wreckers; Gas bars; Grain elevators; Seed cleaning plants, feed mills and flour mills; Veterinary hospitals; Oilfield equipment parking lot and staging areas; Industrial equipment maintenance and storage yards.**

<b>Minimum site area</b>	557 m <sup>2</sup> (5,996 ft <sup>2</sup> )
<b>Minimum site frontage</b>	18 metres (59 ft)
<b>Minimum front yard</b>	4.5 metres (15 ft)
<b>Minimum rear yard</b>	10% of the depth of the lot
<b>Minimum side yard</b>	3.0 metres (10 ft)
<b>Height</b>	15 metres (49 ft)

### **13.5 Accessory Buildings**

Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

### **13.6 Signage**

Signs and billboards shall be prohibited in the IND – 1 Light Industrial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. Advertising signs in the Light Industrial District may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- c. Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign;
- d. All signs shall provide a minimum clearance of 2.45 metres (8 ft) between the bottom of the sign and a street or sidewalk;
- e. All signs shall be located wholly within the lot lines of the lot in which they are located. This provision shall not apply to billboard signs and converted vehicle and trailer signs;
- f. Any number of signs which may be either fascia, marquee, roof or a combination thereof, which the sum of all facial area does not exceed the total allowable facial area permitted;
- g. Freestanding signs shall not exceed 12.0 m<sup>2</sup> (129 ft<sup>2</sup>) per side. Site exceeding 30 metres (98 ft) frontage may erect one additional free-standing sign. The maximum height shall not exceed 11.0 metres (36 ft);
- h. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property are permitted;
- i. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

### **13.7 Fence and Hedge Heights**

- a. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a Residential District without intervening street or lane. Such

screening shall consist of a solid fence, hedge, or wall over 1.5 metres (5 ft) in height in a side or rear yard and over 0.75 metres (2.5 ft) in a front yard;

- b. No fence in a commercial or industrial zone shall exceed 2.4 metres (8 ft);
- c. No barbed wire or razor fences shall be allowed in an Industrial District;
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall exceed 0.75 metres (2.5 ft) in height in an intersection sight triangle.

### 13.8 Landscaping

Where a site abuts any Community Service or Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

- a. A landscaped strip of not less than 3.0 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site;
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped;
- c. Where a site abuts any Residential or Community Service District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

### 13.9 Parking Requirements

<b>Commercial trade activities</b>	1 parking space for each 75 m <sup>2</sup> (807 ft <sup>2</sup> ) of floor area
<b>Principal buildings</b>	1 parking space for every 55 m <sup>2</sup> (592 ft <sup>2</sup> ) of gross floor area, or 1 parking space for each 1.5 employees, whichever is greater
<b>Warehouses or manufacturing activities</b>	1 parking space for each additional 90 m <sup>2</sup> (969 ft <sup>2</sup> ) of gross floor area

### 13.10 Loading Requirements

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum area of an individual loading space shall be 17.0 m<sup>2</sup> (183 ft<sup>2</sup>). Doors located in side yards shall not be used for delivery purposes.

<b>Gross Floor Area</b>	<b>Minimum Number of Loading Spaces</b>
<b>90 m<sup>2</sup> to 1300 m<sup>2</sup></b>	1 space
<b>1300 m<sup>2</sup> to 2500 m<sup>2</sup></b>	2 spaces
<b>Greater than 2500 m<sup>2</sup></b>	2 spaces +1 space for each 2500 m <sup>2</sup> (26910 ft <sup>2</sup> )

### 13.11 Outside Storage

- a. Outdoor storage shall be accommodated in the required front yard of any /light industrial site as an accessory use;

- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;
- c. Mobile storage containers (rail and sea containers) shall be located in the side or rear yard;
- d. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the property, vehicles or vehicular parts.

## 13.12 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

### 13.12.1 Salvage Yards and Auto Wrecker Operations

- a. This includes salvage yards, auto wreckers, auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal and similar uses;
- b. No vehicles or parts thereof shall be located in the front yard;
- c. All salvage yards shall be totally hidden from the view of the travelling public, Provincial highways, any public road and adjacent residential development by utilizing any of the following measures:
  - Distance and careful location,
  - Natural or planted vegetation,
  - An earth berm,
  - An opaque fence,
  - A building,
  - Other appropriate methods approved by Council.
- d. All auto wrecking yards shall be totally enclosed by a sturdy fence built to a minimum height of 2.0 metres (7 ft) and constructed of material suitable to conceal from view the materials stored on site. No materials shall be stacked above the height of the fence.

### 13.12.2 Service Stations

- a. Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6.0 metres (20 ft) from the intersection;
- b. Fuel pumps and other accessory equipment shall be located not less than 6.0 m (20 ft) from any street or site line;
- c. All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council;
- d. Service stations shall locate underground storage tanks in accordance with *The Fire Protection Act*;
- e. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations;
- f. Access/egress points shall not be continuous along a street and shall be at least 10.0 metres (33 ft) apart;
- g. Off-site traffic circulation shall be accommodated on the site;

- h. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Development Officer;
- i. All development which abuts a Residential District shall provide a fence of at least 2.0 metres (7 ft) erected along the site line and be landscaped acceptable to Council.

**13.12.3 Seed Cleaning Plants, Feed Mills and Flour Mills; Fertilizer Sales and Storage; Cement Manufacturing; and Aggregate Material Storage or Handling Operations**

- a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given to:
  - i. Municipal servicing capacity;
  - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
  - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
  - iv. Utilized for hazardous substances.
- b. The designated truck access routes will not be primarily through residential areas.

**13.12.4 Oil Field Equipment Parking Lot**

- a. The designated truck access routes will not be primarily through residential areas.

## 14: IND2 - Heavy Industrial

The purpose of the Heavy Industrial District (IND2) is to provide areas for Industrial activities which have moderate potential for conflict with adjacent land uses and are partially dependent on exposure to high traffic areas.

**No person shall within any IND-2 Heavy Industrial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.**

### 14.1 Permitted Uses

- a. Business and/or professional offices accessory to a principal use;
- b. Industrial parks containing a combination of permitted uses;
- c. Buildings, structures, and uses accessory to, and located on the same site as, the principal building or use excepting any building or structure used for human habitation;
- d. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials;
- e. Industrial trades, workshops, yards, plants, and/or offices;
- f. Machine shops, welding shops and foundry works;
- g. Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious;
- h. Warehouses, storage yards and supply depots;
- i. Agricultural implement and industrial machinery equipment and vehicle sales, service and maintenance;
- j. Carbonated beverage bottling plants;
- k. Malt plant;
- l. Oilfield supply and service establishments;
- m. Auto body shops with yards;
- n. Public transportation terminals;
- o. Railway and ancillary railway functions;
- p. Grain elevators, feed, flour mills and seed cleaning plants;
- q. Fertilizer sales and storage;
- r. Trucking firm establishments;
- s. Mobile storage containers (rail and sea containers);
- t. Construction and/or sales of RTM homes or agricultural building assembly area;
- u. Recycling and collection depots (Commercial);
- v. Public works buildings and structures including offices, warehouses, storage, yards, and excluding waste management or sewage facilities.

### 14.2 Discretionary Uses

**The following uses may be permitted in the IND-2 Heavy Industrial District though only by resolution of Council and only in locations specified by such resolution of Council.**

- a. Bulk petroleum sales and storage;
- b. Auction markets excluding livestock;
- c. Salvage yards and auto-wreckers;
- d. Commercial cardlock operations;
- e. Meat processing plants/abattoirs;

- f. Aggregate material storage or handling operations;
- g. Propane gas sales establishments;
- h. Oilfield equipment parking lot and staging areas;
- i. Semi-truck and trailer parking lot;
- j. Industrial greenhouses, tree and plant nurseries;
- k. Hatcheries and eviscerating plants;
- l. Tanneries with storage establishments;
- m. Semi-trailer and mobile storage container long-term storage areas;
- n. Veterinary hospitals;
- o. Waste management or sewage facilities.

### 14.3 Prohibited Uses

- a. All uses of buildings and land except those specifically noted as permitted or discretionary;
- b. Residential dwellings.

### 14.4 Site Development Requirements

Public works shall have no minimum or maximum requirements.

#### Permitted Uses

<b>Minimum site area</b>	1114 m <sup>2</sup> (11991 ft <sup>2</sup> ), except 500 m <sup>2</sup> (5382 ft <sup>2</sup> ) for Ag-implement dealerships. There shall be no minimum site development requirements for public works buildings.
<b>Minimum site frontage</b>	30.0 metres (98 ft)
<b>Minimum front yard</b>	6 metres (20 ft)
<b>Minimum side yard</b>	3 metres (10 ft)
<b>Minimum rear yard</b>	10% of the depth of the lot, except where the rear yard abuts a railroad track or yard in which case no rear yard is required.
<b>Height</b>	No maximum

### 14.5 Accessory Buildings

Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

### 14.6 Signage

Signs and billboards shall be prohibited in the IND 2 - Heavy Industrial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises.

Permitted signs shall be subject to the following requirements:

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. Advertising signs in the Heavy Industrial District may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- c. Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
- d. All signs shall provide a minimum clearance of 2.45 metres (8 ft) between the bottom of the sign and a street or sidewalk;

- e. All signs shall be located wholly within the lot lines of the lot in which they are located. This provision shall not apply to billboard signs and converted vehicle and trailer signs;
- f. The facial area of a sign shall not exceed 20% (or 4.0 metres (13 ft) of the square frontage of the building upon which the sign(s) are attached;
- g. All signs shall provide a minimum clearance of 3.0 metres (10 ft) between the bottom of the sign and a street or sidewalk;
- h. Any number of signs which may be either fascia, marquee, roof or a combination thereof, which the sum of all facial area does not exceed the total allowable facial area permitted;
- i. Freestanding signs shall not exceed 12.0 m<sup>2</sup> (129 ft<sup>2</sup>) per side. Site exceeding 30 metres (98 ft) frontage may erect one additional free-standing sign. The maximum height shall not exceed 11.0 metres (36 ft);
- j. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property are permitted;
- k. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

### 14.7 Fence and Hedge Heights

- a. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without intervening street or land. Such screening shall consist of a solid fence, hedge, or wall over 1.5 metres (5 ft) in height in a side or rear yard and over 0.75 metres (2.5 ft) in a front yard.
- b. No fence in a commercial or industrial zone shall exceed 2.4 metres (8 ft).
- c. No barbed wire or razor fences shall be allowed in an Industrial District.
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall exceed 0.75 metres (2.5 ft) in height in an intersection sight triangle.

### 14.8 Landscaping

Where a site abuts any Community Service or Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

- a. A landscaped strip of not less than 3.0 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site;
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped;
- c. Where a site abuts any Residential or Community Service District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

### 14.9 Parking Requirements

<b>Commercial trade activities</b>	1 parking space for each 75 m <sup>2</sup> (807 ft <sup>2</sup> ) of floor area
<b>Principal buildings</b>	1 parking space for every 55 m <sup>2</sup> (592 ft <sup>2</sup> ) of gross floor area, or 1 parking space for each 1.5 employees, whichever is greater
<b>Warehouses or manufacturing activities</b>	1 parking space for each 90 m <sup>2</sup> (969 ft <sup>2</sup> ) of gross floor area

## 14.10 Loading Requirements

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum area of an individual loading space shall be 17.0 m<sup>2</sup> (183 ft<sup>2</sup>). Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
90 m <sup>2</sup> to 1300 m <sup>2</sup>	1 space
1300 m <sup>2</sup> to 2500 m <sup>2</sup>	2 spaces
Greater than 2500 m <sup>2</sup>	2 spaces +1 space for each 2500 m <sup>2</sup> (26910 ft <sup>2</sup> )

## 14.11 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any industrial site;
- b. No yard shall be used for the storage or collection of hazardous material;
- c. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;
- d. Mobile storage containers (rail and sea containers) shall be located in the side or rear yard;
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the property, vehicles or vehicular parts;
- f. All outside storage shall be fenced and where the area abuts a Residential area. All automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.

## 14.12 Performance Standards

An industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- a. Noise - emit no noise of industrial production audible beyond the boundary of the lot on which the operation takes place;
- b. Smoke - no process involving the use of solid fuel is permitted;
- c. Dust or ash - no process involving the emission of dust, fly ash or other particulate matter is permitted;
- d. Odour - the emission of any odorous gas or other odorous matter is prohibited;
- e. Toxic gases - the emission of any toxic gases or other toxic substances is prohibited;
- f. Glare or heat - no industrial operation shall be carried out that would produce glare or heat noticed beyond the property line of the lot;
- g. External storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the authority having jurisdiction. No storage shall be permitted in the front yard;
- h. Industrial wastes - waste which does not conform to the standards established from time to time by Town Bylaws shall not be discharged into any Town sewers.
- i. The onus of proving to the Town's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

## 14.13 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

### 14.13.1 Stockyards and Auction Marts

- a. Shall be located at least 300 metres from all residential and community service districts.

### 14.13.2 Salvage Yards and Auto Wrecker Operations

- a. This includes salvage yards, auto wreckers, auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal and similar uses.
- b. No vehicles or parts thereof shall be located in the front yard.
- c. All salvage yards shall be totally hidden from the view of the travelling public, provincial highways, any public road and adjacent residential development by utilizing any of the following measures:
  - Distance and careful location;
  - Natural or planted vegetation;
  - An earth berm;
  - An opaque fence;
  - A building;
  - Other appropriate methods approved by Council.
- d. All auto wrecking yards shall be totally enclosed by a sturdy fence built to a minimum height of 2.0 metres (7 ft) and constructed of material suitable to conceal from view the materials stored on site. No materials shall be stacked above the height of the fence.

### 14.13.3 Service Stations

- a. Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6.0 metres (20 ft) from the intersection;
- b. Fuel pumps and other accessory equipment shall be located not less than 6.0 m (20 ft) from any street or site line;
- c. All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council;
- d. Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*;
- e. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations;
- f. Access/egress points shall not be continuous along a street and shall be at least 10.0 metres (33 ft) apart;
- g. Off-site traffic circulation shall be accommodated on the site;
- h. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Development Officer;
- i. All development which abuts a Residential District shall provide a fence of at least 2.0 metres erected along the site line and be landscaped acceptable to Council.

**14.13.4 Meat Processing Plants/Abattoirs**

- a. Shall be located at least 91.4 metres (300 ft) from residential areas, schools, hospitals, motels, and restaurants.

## 15: CS - Community Service District

The purpose of the Community Service District (CS) is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks and public service.

**No person shall, within any CS – Community Service District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.**

### 15.1 Permitted Uses

- a. Buildings, structures, or uses secondary or subordinate to, and located on the same site as, the principal use, shall be considered accessory uses and, may include commercial uses;
- b. Elementary, high schools and other educational facilities;
- c. Lodges, social clubs, service clubs;
- d. Municipal offices, libraries, historic and cultural institutions, community halls;
- e. Places of worship and assembly halls;
- f. Health facilities and special care homes;
- g. Recreational - sports fields, parks, playgrounds, curling rinks, skating rinks, tennis courts, lawn bowling greens, swimming pools, and other similar uses. More than one recreational use may be permitted per site;
- h. Campgrounds including Recreational Vehicle Park;
- i. Natural and nature-like open areas;
- j. Community gardens;
- k. Pedestrian trails and bicycle pathways;
- l. Skateboard parks or bmx bike-terrain;
- m. Seasonal outdoor activities;
- n. Scenic lookout and interpretation facilities, rest stops, and other public trail facilities;
- o. Public works buildings and structures excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works, and shall include water reservoirs, waste management sites, and sewage treatment facilities.

### 15.2 Discretionary Uses

**The following uses may be permitted in the Community Service District though only by resolution of Council and only in locations specified in such resolution of Council.**

- a. Child day cares (refer to Section 5.5);
- b. Adult day cares (refer to Section 5.6);
- c. Mobile storage containers (rail and sea containers).

### 15.3 Site Development Regulations

**Public works shall have no minimum or maximum site requirements.**

**Permitted Uses (other than educational facilities, rinks and swimming pools)**

<b>Minimum site area</b>	464 m <sup>2</sup> (4,995 ft <sup>2</sup> )
<b>Minimum floor area</b>	90 m <sup>2</sup> (969 ft <sup>2</sup> )
<b>Minimum site frontage</b>	15 metres (49 ft)

<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	6.0 metres (20 ft) except where the rear site line abuts a Residential District without an intervening street or lane, at least 7.5 metres (25 ft) shall be provided.
<b>Minimum side yard</b>	50% of the height of the building, whichever is greater, unless on a corner site the side yard shall be 2.5 metres (8 ft)

#### Elementary and Secondary Schools

<b>Minimum site area</b>	No minimum requirement
<b>Minimum floor area</b>	No minimum requirement
<b>Minimum site frontage</b>	15.24 metres (50 ft)
<b>Minimum front yard</b>	15.0 metres (49 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft)
<b>Minimum side yard</b>	7.5 metres (25 ft)

#### Skating, Curling Rinks and Swimming Pools

<b>Minimum site area</b>	1200 m <sup>2</sup> (12916 ft <sup>2</sup> )
<b>Minimum site frontage</b>	20.0 metres (66 ft)
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres
<b>Minimum side yard</b>	1.5 metres (5 ft) except on a corner site abutting a street then 3.6 metres (12 ft) shall be provided as approved by resolution by Town Council.

#### Child and Adult Day Care Centres

<b>Minimum site area</b>	464 m <sup>2</sup> (4,995 ft <sup>2</sup> )
<b>Minimum site frontage</b>	15 metres (49 ft)
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	7.5 metres (25 ft) or 25% of the lot depth whichever is greater
<b>Minimum side yard</b>	50% of the height of the building, whichever is greater, unless on a corner site the side yard shall be 2.5 metres (8 ft)

#### Accessory Buildings

<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Principal building</b>	All accessory buildings shall be set back 1.2 metres (4 ft) from the principal building.

<b>Minimum side yard</b>	0.8 metres (3 ft) unless on a corner site the side yard shall be 3.6 metres (12 ft).
<b>Minimum rear yard</b>	All accessory buildings with a door or doors opening onto a lane shall not be located less than 2.0 metres (7 ft) from the site line abutting the lane.

## 15.4 Signage

- One permanent sign is permitted per site. The facial area of a sign shall not exceed 4.0 m<sup>2</sup> (43 ft<sup>2</sup>);
- Billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) in size;
- Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

## 15.5 Fence and Hedge Heights

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fence and hedges:

- No hedge, fence or other structure shall be erected past any property line;
- In a required front yard, to a height no greater than 1.0 metre (3 ft) above grade level;
- In a required rear yard, to a height no greater than 2.4 metres (8 ft) above grade level;
- Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres (7 ft).

## 15.6 Landscaping

- A landscaped strip of not less than 3.0 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site;
- On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped;
- Where a site abuts any Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

## 15.7 Parking

Off-street parking requirements shall be provided in accordance with the following:

<b>Elementary school</b>	1 parking space for each staff member
<b>High school</b>	1 parking space for each staff member, plus 4 parking spaces for each classroom
<b>Churches and Places of Assembly</b>	3 parking space for every (ten)10 patrons or seats
<b>Special care homes</b>	1 parking space for each bed

<b>Institutional buildings, private clubs and lodges</b>	1 parking space for each 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of floor area
<b>Recreational buildings, sports facilities and fields</b>	1 parking space for each of every ten (10) patrons or seats.

## **15.8 Standards for Discretionary Uses or Forms of Development**

In addition to other applicable regulations or standards contained in this bylaw the following standards apply to those uses or forms of development designated as discretionary in the CS – Community Service District:

- a. Places of worship and places of assembly shall, where possible, be located on corner sites or in such a manner as not to adversely affect adjacent development. They are not to be located on interior lots unless at least one of the adjoining developments is other than residential;
- b. Height regulations or limitations do not apply to the following: spires, belfries, cupolas, or other appurtenances usually required to be placed above the roof level, and not intended for human occupancy.

## 16: CS2 - Passive Community Service

The purpose of the Passive Community Service District (CS2) is to provide areas for passive community services related activities including social, recreational, parks, and public service.

**No person shall within any FUD – Future Urban Development District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:**

### 16.1 Permitted Uses

- a. Passive recreational – sports fields, parks, playgrounds, tennis courts, lawn bowling greens;
- b. Golf courses;
- c. Natural and nature-like open areas;
- d. Community gardens;
- e. Pedestrian trails and bicycle pathways;
- f. Skateboard parks or BMX bike-terrain;
- g. Scenic lookout and interpretation facilities, rest stops, and other public trail facilities.

### 16.2 Site Development Regulations

**Public works shall have no minimum or maximum site requirements.**

#### Permitted Uses

<b>Minimum site area</b>	No minimum
<b>Minimum site frontage</b>	15 metres (49 ft)
<b>Minimum front yard</b>	7.5 metres (25 ft)
<b>Minimum rear yard</b>	6.0 metres (20 ft) except where the rear site line abuts a Residential District without an intervening street or lane, at least 7.5 metres (25 ft) shall be provided.
<b>Minimum side yard</b>	50% of the height of the building, whichever is greater, unless on a corner site the side yard shall be 2.5 metres (8 ft)

### 16.3 Signage

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 4.0 m<sup>2</sup> (43 ft<sup>2</sup>);
- b. Billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) in size;
- c. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

## **16.4 Landscaping**

- a. A landscaped strip of not less than 3.0 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site;
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped;
- c. Where a site abuts any Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

## 17: FUD - Future Urban Development

The purpose of Future Urban Development (FUD) is to limit the intensity of development by providing for temporary and transitional uses/activities in areas with future urban development potential.

**No person shall within any FUD – Future Urban Development District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:**

### 17.1 Permitted Uses

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Commercial greenhouses, market gardens, and sod farms;
- c. Uses, buildings and structures accessory to the principal building or use;
- d. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities;
- e. Uses in existence when this Bylaw comes into force.

### 17.2 Discretionary Uses

**The following uses may be permitted in the FUD- Future Urban Development District though only by resolution of Council and only in locations specified by Council:**

- a. One single detached dwelling and buildings accessory to the principal use and occupied by the owner, manager or caretaker of the principal use;
- b. Keeping of livestock, though excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels;
- c. Home occupations, home based businesses (refer to Section 5.3);
- d. Temporary work camps;
- e. Green houses, market gardens, horticultural supply, tree and plant nurseries;
- f. Recreational uses and sports grounds, golf courses;
- g. Campgrounds including RV Parks (refer to Section 5.12);
- h. Apiaries;
- i. Veterinary clinics;
- j. Large accessory buildings;
- k. Cemeteries;
- l. Mobile storage containers (rail and sea containers);
- m. Airports.

### 17.3 Site Development Regulations

<b>Minimum site area</b>	16 hectares (40 acres)
<b>Minimum site frontage</b>	30.0 metres (98 ft) abutting a highway or 6.0 metres (20 ft) abutting a street
<b>Minimum front yard</b>	45.0 metres (148 ft) unless the property abuts a municipal road, then the setback is 60.0 metres (197 ft) from the centerline of the municipal road

<b>Minimum side yard</b>	1.5 metres (5 ft) for dwelling and accessory buildings accessory except the minimum side yard abutting a public street shall be 10.0 metres (33 ft).
<b>Minimum rear yard</b>	7.5 metres (25 ft) for dwellings and accessory buildings accessory except that the minimum rear yard abutting a public street shall be 30.0 metres (98 ft).
<b>Minimum floor area</b>	90 metres squared (969 ft <sup>2</sup> )

## 17.4 Signage

Signs and billboards are discretionary in the FUD-Future Urban Development I District except for signs advertising the principal use of the premises or the names of the occupants of the premises. Permitted signs shall be subject to the following requirements:

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. The facial area of a sign shall not exceed 2.0 m<sup>2</sup> (22 ft<sup>2</sup>) in size;
- c. All signs shall provide a minimum clearance of 3.0 metres (10 ft) between the bottom of the sign and a street or sidewalk;
- d. Any number of signs which may be either fascia, marquee, roof or a combination thereof, which the sum of all facial area does not exceed the total allowable facial area permitted;
- e. Freestanding signs shall not exceed 12.0 m<sup>2</sup> (6.0m<sup>2</sup>) per side. Sites exceeding 30.0 metres (98 ft) frontage may erect one additional free-standing sign. The maximum height shall not exceed 11.0 metres (36 ft);
- f. Temporary signs not exceeding 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted;
- g. In the case of a home occupation, an additional permanent sign is permitted.

## 17.5 Supplementary Regulations

- a. Council will consider the applications for permitted and discretionary use with respect to the following criteria:
  - i. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - ii. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Biggar Official Community Plan and the Bear Hills District Plan;
  - iii. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under the Biggar Official Community Plan and the Bear Hills District Plan and that the proposal is not premature.
- b. Where a development is proposed at a location at which standard connection to the Town's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements. Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use;
- c. Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 metres (249 ft) from an occupied dwelling situated on an adjoining site.

## 18: FH - Flood Hazard Overlay

The intent of the Flood Hazard Overlay is to restrict development in areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in areas designated as flood hazard zones.

**No person shall within any FH – Flood Hazard Overlay District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions.**

### 18.1 Permitted Uses

- a. Agricultural uses but not including buildings and structures accessory thereto; and does not include intensive livestock operations or harvest preserves;
- b. Recreational uses;
- c. Wildlife habitats and sanctuaries;
- d. Existing uses at the time of passing this Bylaw.

### 18.2 Prohibited Uses

- a. “Hazardous Substances and Waste Dangerous Goods” are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the *Environmental Management and Protection Act* of Saskatchewan.

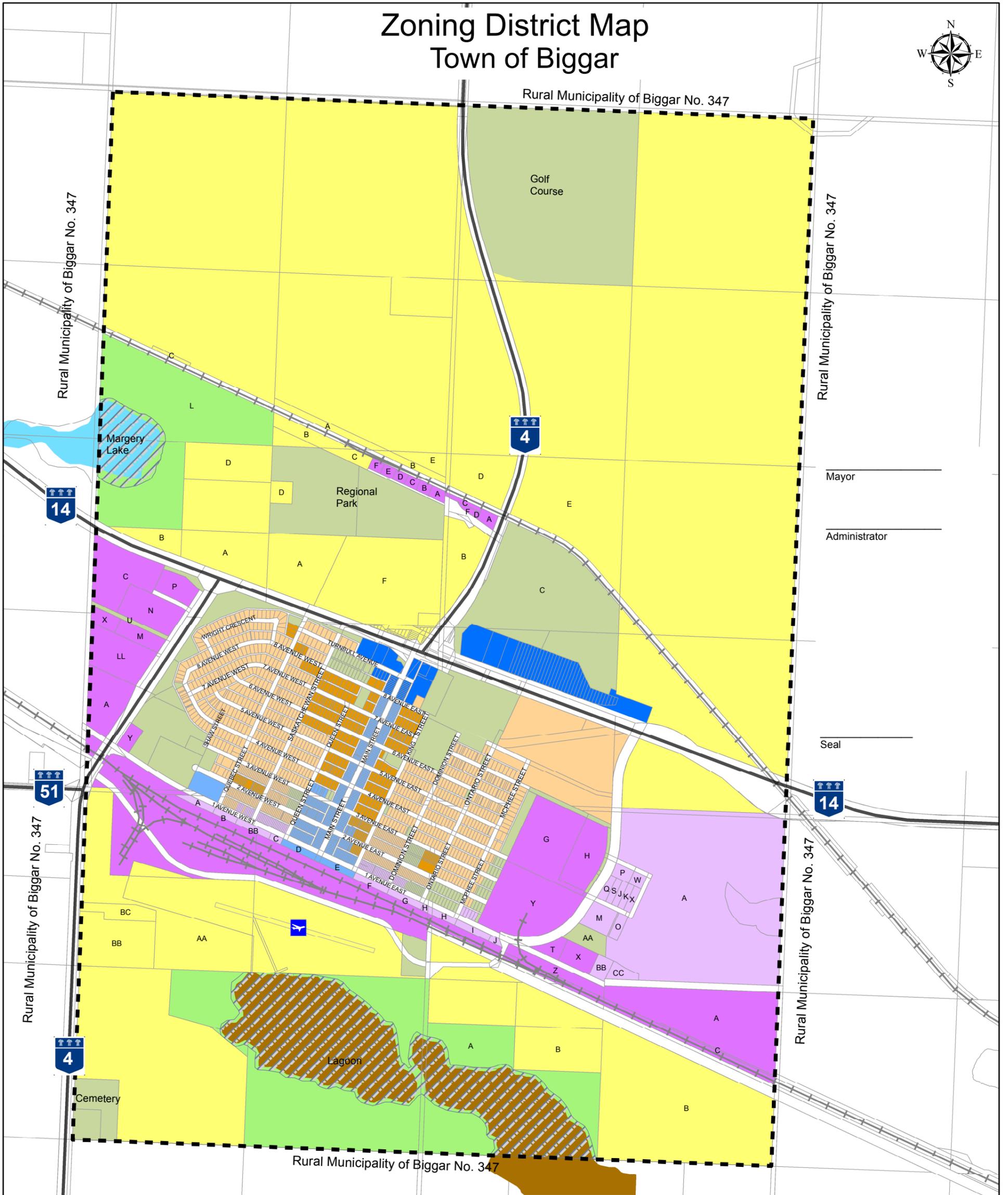
### 18.3 Site Development Regulations

- a. No person shall use any land, erect, alter or use any building or structure within the Flood Hazard Lands without a development permit; and
- b. No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials on these lands.

### 18.4 Flood Proofing Regulations

- a. A development permit shall not be issued for any land use, erection, alteration or use of any building or structure within the Flood Hazard Overlay area unless the site/development meets approved flood proofing measures to the 1:500 flood design elevation;
- b. Any existing buildings may be replaced or expanded subject to appropriate flood proofing measure being provided; and
- c. For the purpose of this Bylaw, appropriate flood proofing measure shall mean;
  - i. That all buildings shall be designed to prevent structural damage by flood waters;
  - ii. The first floor of all buildings shall be constructed above the designated flood design elevation; and
  - iii. All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.

# Zoning District Map Town of Biggar



Mayor \_\_\_\_\_

Administrator \_\_\_\_\_

Seal \_\_\_\_\_

## Legend

- |   |  |               |
|---|--|---------------|
| R1 - Residential Single Dwelling District   | IND2 - Heavy Industrial District         | Major Highway |
| R1A - Residential Narrow Lot District       | CS - Community Service District          | Railway       |
| R2 - Residential Multiple Dwelling District | CS2 - Passive Community Service District | Waterbody     |
| C1 - Town Centre Commercial District        | FUD - Future Urban Development District  | Lagoon        |
| C2 - Highway Commercial District            | FH - Flood Hazard Overlay*               |               |
| IND1 - Light Industrial District            | Town Boundary                            |               |

This is the Zoning District Map, referred to in Bylaw No. 15-763, adopted by the Town of Biggar.

Note: \*Flood Hazard Overlay is based on local knowledge and requires further studies to determine the proper 1:500 year flood elevation (i.e. floodway and flood fringe areas) as per the Planning and Development Act, 2007 and Statements of Provincial Interest.

Source: GIS data was downloaded from Information Services Corporation's GeoSask website ([www.geosask.ca](http://www.geosask.ca))

December 10, 2015

