The Town of Creighton
Zoning Bylaw 3-87
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THE TOWN OF CREIGHTON

BYLAW NO. 3-87

A Bylaw of the Town of Creighton to regulate the use of land and provide for the amenities of the area within the Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the municipality.

Under the authority granted by the Planning and Development Act, 1983, and in conjunction with the Basic Planning Statement Bylaw No. 2-87, the Council of the Town of Creighton in the Province of Saskatchewan, in open meeting hereby enacts as follows:

SHORT TITLE: This Bylaw may be known as the "Zoning Bylaw".
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Form A - Application for Development Permit 41
Form B - Development Permit 42
1. **INTRODUCTION**

1.1 **SCOPE** - No development shall hereafter be permitted within the limits of the Municipality, except in conformity with the provisions of this Zoning Bylaw. In all cases, the following zoning controls are subject to the policies contained in the Basic Planning Statement. No new development will be permitted in any zone except in accordance with those policies.

1.2 **LEGAL BASIS** - Sections 45 and 67 of the Planning and Development Act, 1983 give the Council authority to prepare and adopt a Zoning Bylaw for the municipality in conjunction with the adoption of a Basic Planning Statement. Any part of the Zoning Bylaw that is inconsistent with the Basic Planning Statement has no effect insofar as it is inconsistent. Sections 45 and 66 to 90 inclusive in the Act apply to zoning.

1.3 **SECTIONS FOUND INVALID** - Should any requirements or provisions of this Bylaw be declared invalid through any reason, the remaining provisions of the Bylaw shall be held to be in full force and effect.

1.4 **DEFINITIONS** - When in these zoning controls the following words or terms used, they shall unless the context otherwise provides, be held to have the following meanings.

**Accessory Building** - Shall mean a detached building, customarily incidental and subordinate to a main building or main use and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the main building or main use.

**Accessory Use** - Shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

**Act** - Shall mean The Planning and Development Act, 1983 and any amendments thereto.

**Administrator** - Shall mean the Town Administrator of the Town of Creighton.

**Apartment House** - Shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one or more persons, as distinct from a hotel, rooming house or boarding house.

**Boarding House or Rooming House** - Means any building or portion thereof in which the proprietor resides and supplies for hire or gain to more than two persons, lodging with or without meals but does not include hotels, hospitals or nursing homes.
Introduction: continued...

Building - Shall mean a structure used for the shelter or accommodation of persons, animals, property or business activity, having a roof which is supported by columns or walls.

Building Bylaw - Any Bylaw of the municipality regulating the creation, alteration, repair, occupancy or maintenance of buildings or structures.

Building Line, Established - Shall mean the average distance from the streetline to the main wall of existing buildings in any block where more than half of the frontage has been built upon.

Building permit - Any permit issued under a Building Bylaw of a municipality authorizing the construction of all or part of any building or structure.

Council - Shall mean the Mayor and Aldermen of the Town of Creighton.

Day Care Centre - Means a building in which non-parental, non-residential care and supervision is carried on for 4 or more children at the request of the parents or guardian.

Day Care Home - Means a dwelling in which non-parental residential care and supervision of less than 4 children is carried out at the request of the parents or guardian.

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

Development Permit - Means a permit issued by the Council of the municipality that authorizes development pursuant to the zoning bylaw, but does not include a building permit.

Discretionary Use or Discretionary Form of Development - Shall mean any use, development or form of development that may be permitted in a zoning district only by resolution of Council. Said use shall be located at the location(s) specified and under the specific development standards prescribed on the development permit which shall be consistent with the discretionary use regulations for the district.

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

 Dwelling, one-unit or single unit - Shall mean a detached building consisting of one dwelling unit as herein defined, but does not include mobile homes.

 Dwelling, two-unit - Shall mean a building divided into two dwelling units as herein defined.

 Dwelling, multiple-unit - Shall mean a building divided into three or more dwelling units as herein defined, and shall include amongst others, terrace or row houses and apartments, as distinct from a boarding house or lodging house, rooming house, hotel or motel.
1.4 Definitions: Continued...

Floor area - Shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling any private garage, porch, verandah, sunroom, unfinished attic or unfinished basement.

Form of Development - Means any activity associated with altering the physical features of land.

Garage, private – Shall mean a building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity of not more than two vehicle spaces for each dwelling unit to which the garage is accessory.

Garage, public – Shall mean a building or part of a building other than a private garage used for the storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for renumeration, hire, sale or display.

Group Home – Shall mean a one-unit dwelling used for the temporary or prolonged accommodation of residents under the supervision of house parents or staff such as a crisis center, halfway house or interval house. A group home may include office space where this is accessory to the main use.

Home Occupation – Shall mean an occupation, trade profession or craft customarily conducted entirely within a residential or accessory building or screened area and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the character thereof.

Hotel – Shall mean a building or structure or part of a building or structure kept, used or advertised as a place where sleeping accommodation with or without meals is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, lodging or rooming or tourist home.

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

Loading Space – Shall mean a space for the loading and unloading of vehicles with convenient access to a public lane or street. The space shall be sized to accommodate the largest vehicle that will use the space. Minimum Size: 3 metres by 6 metres.

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

Mayor – Shall mean the mayor of the Town of Creighton.

Minister – Shall mean the Minister of Urban Affairs for the Province of Saskatchewan.
1.4 Definitions: Continued...

Mobile Home - Shall mean a trailer coach that is used as a dwelling for permanent or year-round living, and that has water faucets and a shower head or bath tub that may be connected to a water distribution system, and that has a wash basin and water closet that may be connected to a sewage system.

Mobile Home Court - Shall mean any land occupied or designated to be occupied by two or more mobile homes and shall include any building, structure or enclosure used or intended to be used as part of the operation of the mobile home court.

Mobile Home Lot - Shall mean a parcel of land for the placement of a mobile home unit and the exclusive use of the occupants of such mobile home.

Motel - Shall mean a series of dwelling units, intended for the use of automobile transients, and containing at least a bedroom, bathroom and having convenient access to a parking space for the use of the occupants.

Municipality - Shall mean the Town of Creighton.

Non-conforming Building - Means a building:

a) That is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and

b) That on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or when constructed will not, comply with the zoning bylaw.

Non-Conforming Use - Means a lawful specific use:

a) Being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and

b) That on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued will not, comply with the zoning bylaw.
1.4 Definitions: continued...

Parking Lot - Shall mean an open area, other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers.

Parking Space, automobile - Shall mean a space within a building, or parking lot for the parking of one (1) automobile including convenient access to a public lane or street. A parking space shall be a minimum of 3 metres (10 ft.) by 6 metres (20 ft.) in size.

Performance Standards - Shall mean specified standards to which any use of the land must comply.

Permitted Use - Shall mean the use of land and the erection or use of buildings or other structures that are permitted in a zoning district by this Zoning Bylaw in conformity with the regulations of the particular zoning district.

Playground - Shall mean an area of land reserved exclusively for physical purposes by individuals and groups of all ages.

Principal Building - Shall mean a building in which is conducted the main or principal use of the site on which said building is situated.

Principal Use - Shall mean the use of land which is the main use, the most extensive use and the major reason for development of that land.

Public Work - Shall mean:

a) Systems for the production or distribution of electricity;

b) Systems for the distribution of natural gas or oil;

c) Facilities for the storage, transmission, treatment distribution or supply of water;

d) Facilities for the collection, treatment, movement or disposal of sanitary sewage;

e) Telephone or light distribution lines; that are owned or operated by the Crown or a municipality.

Sign - Shall mean any figures, numbers, emblems, pictures, devices, marks designs or combination of such, intended to be visible from other than inside a building for the purpose of making known any individual, association business, industry, or service, or for advertisement or for directing or obtaining attention.

Sign, Temporary - see bylaw 1-96
1.4 Definitions: continued...

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d) Facilities for the collection, treatment, movement or disposal of sanitary sewage;

e) Telephone or light distribution lines; that are owned or operated by the Crown or a municipality.

Sign - Shall mean any figures, numbers, emblems, pictures, devices, marks designs or combination of such, intended to be visible from other than inside a building for the purpose of making known any individual, association business, industry, or service, or for advertisement or for directing or obtaining attention.

Sign, temporary - see bylaw 1-96.
SECTION 1.4. DEFINITIONS, SIGN shall be deleted and replaced with the following:

**Sign** - shall mean any object, device, display or structure, or part thereof, intended to be visible from other than inside a building, which is used to advertise, identify, direct or attract attention to an object, person, group, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colours, illumination or projected images.

**Sign, temporary** - a removable sign erected for a period of time not exceeding six months.
1:4 Definitions: continued...

Site - Shall mean an area of land considered a unit devoted to a certain use, or occupied by a building or group of buildings that are united by a common interest or use, and the customary accessories and open space belonging to the same.

Site line, front - Shall mean the boundary that divides the site from the street. In the case of a corner location, the site boundary that abuts the street to the front of the main building shall be deemed to be the front site line.

Site line, rear - Shall mean the boundary at the rear of the site and opposite to the front site line.

Site line, side - Shall mean a site boundary other than a front or rear site line.

Street - Shall mean a public thoroughfare which affords the principal means of access to abutting property.

Structure - Shall mean anything that is built, constructed or erected, the use of which requires location on the ground or attachment to something having a location on the ground.

Structural Alteration - Shall mean the alteration of the size, or the construction or reconstruction of supporting elements of a building.

Trailer Coach - Shall mean any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

Tourist Campground - Shall mean an area for temporary accommodation of travellers in trailer coaches or tents.

Use - Shall mean the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

Yard - Shall mean any part of a site unoccupied and unobstructed by any main building.

Yard, front - Shall mean a yard extending across the full width of a site between the front site line and the nearest main wall of the main building or structure on the site.

Yard, rear - Shall mean a yard extending across the full width of a site between the rear site line and the nearest main wall of the main building or structure on the site.

Yard, side - Shall mean a yard extending from the front yard to the rear yard between the side site line and the nearest main wall of the main building or structure, exclusive of any chimney breast.
2. ZONING DISTRICTS

2.1 Classification of Zoning Districts

In order to carry out the purpose and regulations of these zoning controls the municipality is hereby divided into eleven (11) classes of zoning districts.

RP - Recreation and Park District
F - Forest District
UR - Urban Reserve District
R - Residential District
R1A - Residential/Mobile Home District
MH - Mobile Home District
I - Institutional District
C1 - Commercial District
C2 - Highway Commercial District
M1 - Industrial District
M2 - Heavy Industrial District

2.2 Boundaries of Zoning Districts

The boundaries of such districts referred to in Section 2.1 are shown on the map entitled "Creighton Zoning District Map #1". Where shown along streets and lanes, the boundaries, unless otherwise indicated on the zoning district map, shall follow and extend to the boundaries of the street and lane allowances. Where zoning district boundaries are not shown along streets and lanes and where the property has been divided into blocks of lots, the boundaries shall be construed to be the lot lines. In areas of unsubdivided land, the boundaries shall be determined by the scale shown on the map with minor allowances made for zoning adjustments as needed to meet the intent of this bylaw.

2.3 The Zoning District Map

The map, bearing the title "Creighton Zoning District Map #1", adopted by the Council and signed by the Mayor and Clerk under the seal of the Town, shall be declared to be an integral part of the Creighton Zoning Bylaw as if embodied therein.
3. ZONING DISTRICT SCHEDULES

The following is the schedule of uses and regulations pertaining to the various zoning districts under this Bylaw.

3.1 RP Recreation & Park District

The purpose of this zone is to preserve and protect open space for public recreational use. A limited number of non-recreational uses will be permitted as long as they do not infringe upon the intent of the zone.

a. Permitted Uses
Subject to all other provisions of this Bylaw, on any site, in any district designated in this Bylaw as an RP Recreation and Park District, only the following uses shall be permitted:

1. Recreational
   a) Sports fields, parks, golf courses
   b) Tennis and shuffleboard courts
   c) Outdoor rinks
   d) Hiking trails, cross country ski trails, off-road vehicle trails
   e) Playgrounds
   f) Picnic areas
   g) Campgrounds
   h) Land use buffers
   i) Historically, ecologically or culturally unique areas
   j) Museums
   k) Fairgrounds and rodeo grounds
   l) Indoor arenas, swimming pools, squash courts, gymnasiums, curling rinks.
   m) Toboggan runs, ski hills
   n) Paddling pools

2. Uses Permitted at Council's Discretion
The following uses may be permitted but only by resolution of Council and only in locations and under conditions specified in such resolution of Council:
   a) Accessory buildings

b. Regulations

1. Signs and billboards shall be in accordance with the regulations set out in Section 4.14.

2. No building or structure will be erected and no clearing of vegetation or alteration of natural characteristics will be permitted on land designated as Recreation and Park District except when authorized by resolution of Council and only in location specified in such resolution.

3. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.
3.2 F Forest District

Purpose
The purpose of this zone is to preserve the forest and natural vegetation in the area outside the built-up community while allowing natural resource extraction uses.

a) Permitted Uses
Subject to all other provisions of this Bylaw, on any site, in any district described in this Bylaw as an F - Forest District, only the following uses shall be permitted:

1. Recreational
   a) Passive recreational activities, foot paths or trail access to other areas, parks
   b) Off-road vehicle trails.

2. Other
   a) Tree Transplanting
   b) Telecommunication and air navigation facilities
   c) Fireguards.

3. Uses Permitted at the Council's Discretion
The following uses may be permitted but only by resolution of Council and only in locations and under conditions specified in such resolution of Council:

   a) Resource extraction uses such as sand and gravel pits, storage areas and sawmill or lumbering operations including residences of operators.
   b) Cemeteries

b) Regulations

1. Signs and Billboards shall be in accordance with the regulations set out in Section 4.14.

2. All uses permitted in the Forest District shall be located in such a way to cause the least disturbance of the natural vegetation.

3. All development shall be in accordance with the performance standards outlined in Section 5 of this Bylaw.
3.3 UR - Urban Reserve District

The purpose of this zone is to retain land in an undeveloped state for planned future urban use.

a) Permitted Uses
   Subject to all other provisions of this Bylaw, on any site, in any district designated in this Bylaw as a UR - Urban Reserve District, only the following uses shall be permitted:

1. Recreational
   a) Hiking or off-road vehicle trails
   b) Parks, sports fields, picnic areas and other similar uses

2. Accessory
   Buildings, structures, or uses normally accessory to and located on the same site as the main use.

b) Regulations

1. Proposed rezoning of land from UR Urban Reserve District to another land use shall be considered only on the basis of an overall plan for the area. The proposed development in the opinion of Council shall constitute orderly and economical development with regard to adjacent land uses, and future service requirements such as roads, schools and utilities.

2. Signs and billboards shall be in accordance with the regulations set out in Section 4.14.

3. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.
3.4 Residential District

The purpose of this zone is to establish and maintain safety and quiet in residential neighbourhoods and keep them free from incompatible land uses.

a. Permitted Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as an R-Residential District, only the following uses shall be permitted:

1. Residential
   a) One-unit dwellings
   b) Two-unit dwellings
   c) Parks, playgrounds, sports fields

2. Accessory
   Buildings, structures or uses accessory to and located on the same site as the main building or use including home occupations.

3. Uses Permitted at the Council's Discretion
   The following uses may be permitted only by resolution of Council and subject to specific development standards prescribed by Council in accordance with the discretionary use regulations and the intent of the Bylaw.
   a) Multiple unit dwellings including apartment houses, row houses or town houses.
   b) Boarding, rooming, lodging houses
   c) Day care centres
   d) Senior citizens homes
   e) Convenience stores
   f) Group homes

b) Regulations

1. Site Area - Minimum:
   a) One-Unit dwelling: 465 sq. m (5,000 sq. ft.)
   b) Two-unit dwellings: 560 sq. m. (6,000 sq. ft.)

2. Site Frontage - Minimum:
   a) One-unit dwellings:
      i) Rectangular lots: 15 m (50 ft.)
      ii) Non-Rectangular lots: 10.3 m (34 ft.)
      Mean Width - 15 m (50 ft.)

   b) Two-unit dwellings:
      i) Rectangular lots: 15 m (50 ft.)
      ii) Non-Rectangular lots: 10.3 m (34 ft.)
      Mean width - 15 m (50 ft.)
3.4 R - Residential District: continued...

b) Regulations

3. Yard, Front - Minimum: 6 m (20 ft.)
4. Yard, Side - Minimum:
   a) One-unit and two-unit dwellings: 1.5 m (5 ft.)
   b) Accessory uses: 60 cm. (2 ft.)
5. Yard, Rear - Minimum: 4.5 m (15 ft.)
   Accessory uses: 60 cm. (2 ft.)
6. Floor Area - Minimum:
   a) One Unit dwellings - 79 sq. m (850 sq. ft.)
   b) All other units - 65 sq. m (700 sq. ft.) per dwelling unit
   except in the case of apartments intended for single person
   or two person occupancy, in which case the minimum floor
   area shall be 37 sq. metres (400 sq. ft.)
7. Maximum Height - 9.1 m (30 ft.)
8. All water supply and waste disposal will require the approval
   of a Provincial Health Inspector.
9. Home occupations are only allowed in a one-unit or two-unit
   dwelling used as the practitioner's own private residence,
   accessory buildings or a screened area. The space occupied
   by the home occupation shall not exceed 20% of the residence area
   including accessory buildings. No exterior evidence of such
   home occupation is permitted except for a business or
   professional sign not exceeding 1800 sq. cm. (2 sq. ft.).
10. Off-street parking shall be provided in accordance with the
    schedule set out in Section 4.8.
11. Signs and Billboards shall be in accordance with the regula-
    tions set out in Section 4.14.
12. All development shall be in accordance with the Performance
    Standards outlined in Section 5 of this Bylaw.

c) Discretionary Use Regulations

a) Multiple Unit Dwellings: Minimums
   Site Area - 650 m² (7000 sq. ft.)
   Site Frontage - 15 m (50 ft.)
   Non-Rectangular lots - 10.3 m (34 ft.)
   Mean Width - 15 m (50 ft.)
   Yard, Front - 6 m (20 ft.)
   Yard, Side - 3 m (10 ft.)
   Yard, Rear - 6 m (20 ft.)
   Parking Requirements: 1.5 spaces per unit
   Other: Maximum Height - 9.1 m (30 ft.)
   Maximum Number of Units - 16

13. Protections Over Yards

Front Yard
Uncovered decks may project a maximum of two
(2) metres over or onto the required front yard.

Side Yard
Uncovered decks may project over or onto the
required side yard subject to a minimum distance
of sixty (60) centimetres (2 feet) being main-
tained between the deck and the side side line.
3.4 R - Residential District: continued...

c) Discretionary Use Regulations

b) Boarding, Rooming, Lodging House and Group Homes: Minimums

Site Area - 560 m$^2$ (6000 sq.ft.)
Site Frontage - Rectangular Lots - 18 m (60 ft.)
    Non-Rectangular lots - 10.3 m (34 ft.)
    Mean Width - 18m (60 ft.)
Yard, Front - 6 m (20 ft.)
Yard, Side - 1.5 m (5 ft.)
Yard, Rear - 4.5 m (15 ft.)
Parking Requirements: 1 space per living unit
Other: Maximum Height - 9.1 m (30 ft.)
    Maximum Number of Units - 8

c) Day-Care Centres: Minimums

Site Area - 560 m$^2$ (6000 sq. ft.)
Site Frontage - Rectangular Lots - 15 m (50 ft.)
    Non-Rectangular lots - 10.3 m (34 ft.)
    Mean Width - 15 m (50 ft.)
Yard, Front - 6 m (20 ft.)
Yard, Side - 1.5 m (5 ft.)
Yard, Rear - 4.5 m (15 ft.)
Parking Requirements: 1 space per employee plus 2
    unloading spaces

d) Senior Citizens Homes:

Site and yard Regulations as per Multiple Unit Dwellings above.
Parking - 1 space per employee plus 1 space for each 4
    living units.
Other: Maximum Height - 9.1 m (30 ft.)
    Maximum Number of Units - 12

e) Convenience Stores:

Site Area - Minimum - 560 m$^2$ (6000 sq. ft.)
Site Frontage - Minimum - 18 m (60 ft.)
Yard, Front - Minimum - 6 m (20 ft.)
Yard, Side - Minimum - 3 m (10 ft.)
Yard, Rear - Minimum - 6 m (20 ft.)
Parking Requirements - As per regulations for the
    C1-Commercial District. (which is 20%)
Other: A convenience store shall only be located on a
    corner lot or adjacent to a site zoned Commercial or Institutional. Signs shall comply with
    the regulations for the Commercial Zone.

All other regulations for the District shall apply to the discretionay uses.
3.5 R1A - Residential/Mobile Home District

The purpose of this zone is to provide an area which allows a mixture of conventional housing and mobile homes in a residential neighbourhood which is safe and quiet and free from incompatible land uses.

a. Permitted Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as an R1A - Residential/Mobile Home District, only the following uses shall be permitted:

1. Residential
   a) One-unit dwellings
   b) Two-unit dwellings
   c) Parks, playgrounds, sports fields
   d) Mobile homes

2. Accessory
   Buildings, structures or uses accessory to and located on the same site as the main building or use including home occupations.

3. Uses Permitted at the Council's Discretion
   The following uses may be permitted only by resolution of Council and subject to specific development standards prescribed by Council in accordance with the discretionary use regulations and the intent of the Bylaw.
   a) Multiple unit dwellings including apartment houses, row houses or town houses.
   b) Boarding, rooming, lodging houses
   c) Day care centres
   d) Senior citizens homes
   e) Convenience stores
   f) Group homes

b) Regulations

1. Site Area - Minimum:
   a) One-Unit dwelling: 465 sq. m (5,000 sq. ft.)
   b) Two-unit dwellings: 560 sq. m. (6,000 sq. ft.)

2. Site Frontage - Minimum:
   a) One-unit dwellings:
      i) Rectangular lots: 15 m (50 ft.)
      ii) Non-Rectangular lots: 10.3 m (34 ft.)
      Mean Width - 15 m (50 ft.)
   b) Two-unit dwellings:
      i) Rectangular lots: 15 m (50 ft.)
      ii) Non-Rectangular lots: 10.3 m (34 ft.)
      Mean width - 15 m (50 ft.)
3.5 R1A - Residential District: continued...

b) Regulations

3. Yard, Front - Minimum: 6 m (20 ft.)

4. Yard, Side - Minimum:
   a) One-unit and two-unit dwellings: 1.5 m (5 ft.)
   b) Accessory uses: 60 cm. (2 ft.)

5. Yard, Rear - Minimum: 4.5 m (15 ft.)
   Accessory uses: 60 cm. (2 ft.)

6. Floor Area - Minimum:
   a) One Unit dwellings - 79 sq. m (850 sq. ft.)
   b) All other units - 65 sq. m (700 sq. ft) per dwelling unit
      except in the case of apartments intended for single person
      or two person occupancy, in which case the minimum floor
      area shall be 37 sq. metres (400 sq. ft.)

7. Maximum Height - 9.1 m (30 ft.)

8. All water supply and waste disposal will require the approval
   of a Provincial Health Inspector.

9. Home occupations are only allowed in a one-unit or two-unit
   dwellings used as the practitioner's own private residence,
   accessory buildings or a screened area. The space occupied by
   the home occupation shall not exceed 20% of the residence area
   including accessory buildings. No exterior evidence of such
   home occupation is permitted except for a business or
   professional sign not exceeding 1800 sq. cm. (2 sq. ft.).

10. Off-street parking shall be provided in accordance with the
    schedule set out in Section 4.8.

11. Signs and Billboards shall be in accordance with the regula-
    tions set out in Section 4.14.

12. All development shall be in accordance with the Performance
    Standards outlined in Section 5 of this Bylaw.

   (amending Bylaw 17-87)

c) Discretionary Use Regulations

a) Multiple Unit Dwellings: Minimums
   Site Area - 650 m² (7000 sq. ft.)
   Site Frontage - 15 m (50 ft.)
      Non-Rectangular lots - 10.3 m (34 ft.)
      Mean Width - 15 m (50 ft.)
   Yard, Front - 6 m (20 ft.)
   Yard, Side - 3 m (10 ft.)
   Yard, Rear - 6 m (20 ft.)
   Parking Requirements: 1.5 spaces per unit
   Other: Maximum Height - 9.1 m (30 ft.)
   Maximum Number of Units - 16
3.5 R1A - Residential/Mobile Home District: continued...

\(\text{c) Discretionary Use Regulations}\)

\(\text{b) Boarding, Rooming, Lodging House and Group Homes: Minimums}\)
\(\text{Site Area} - 560 \text{ m}^2 (6000 \text{ sq. ft.})\)
\(\text{Site Frontage} - \text{Rectangular Lots} - 18 \text{ m (60 ft.)}\)
\(\text{Non-Rectangular lots} - 10.3 \text{ m (34 ft.)}\)
\(\text{Mean Width} - 18 \text{ m (60 ft.)}\)
\(\text{Yard, Front} - 6 \text{ m (20 ft.)}\)
\(\text{Yard, Side} - 1.5 \text{ m (5 ft.)}\)
\(\text{Yard, Rear} - 4.5 \text{ m (15 ft.)}\)
\(\text{Parking Requirements: 1 space per living unit}\)
\(\text{Other: Maximum Height} - 9.1 \text{ m (30 ft.)}\)
\(\text{Maximum Number of Units} - 8\)

\(\text{c) Day-Care Centres: Minimums}\)
\(\text{Site Area} - 560 \text{ m}^2 (6000 \text{ sq. ft.})\)
\(\text{Site Frontage} - \text{Rectangular Lots} - 18 \text{ m (60 ft.)}\)
\(\text{Non-Rectangular lots} - 10.3 \text{ m (34 ft.)}\)
\(\text{Mean Width} - 18 \text{ m (60 ft.)}\)
\(\text{Yard, Front} - 6 \text{ m (20 ft.)}\)
\(\text{Yard, Side} - 1.5 \text{ m (5 ft.)}\)
\(\text{Yard, Rear} - 4.5 \text{ m (15 ft.)}\)
\(\text{Parking Requirements: 1 space per employee plus 2}\)
\(\text{unloading spaces}\)

\(\text{d) Senior Citizens Homes:}\)
\(\text{Site and Yard Regulations as per Multiple Unit}\)
\(\text{Dwellings above.}\)
\(\text{Parking - 1 space per employee plus 1 space for each 4}\)
\(\text{living units.}\)
\(\text{Other - Maximum Height} - 9.1 \text{ m (30 ft.)}\)
\(\text{Maximum Number of Units} - 12\)

\(\text{e) Convenience Stores:}\)
\(\text{Site Area} - \text{Minimum} - 560 \text{ m}^2 (6000 \text{ sq. ft.})\)
\(\text{Site Frontage} - \text{Minimum} - 18 \text{ m (60 ft.)}\)
\(\text{Yard, Front} - \text{Minimum} - 6 \text{ m (20 ft.)}\)
\(\text{Yard, Side} - \text{Minimum} - 3 \text{ m (10 ft.)}\)
\(\text{Yard, Rear} - \text{Minimum} - 6 \text{ m (20 ft.)}\)
\(\text{Parking Requirements} - \text{As per regulations for the}\)
\(\text{Cl-Commercial District.}\)
\(\text{Other: A convenience store shall only be located on a}\)
\(\text{corner lot or adjacent to a site zoned Commercial or Institutional. Signs shall comply with}\)
\(\text{the regulations for the Commercial Zone.}\)

\(\text{All other regulations for the District shall apply to the discretionary uses.}\)
3.6 **MH - Mobile Home District**

The purpose of this zone is to provide areas of higher density development for mobile home use while maintaining a safe and quiet environment free from incompatible land uses.

**a. Permitted Uses**

Subject to all other provisions of this Bylaw on any site, in any district defined, designated or described in this Bylaw on an MH - Mobile Home District, only the following uses shall be permitted:

1. **Residential**
   - a) Mobile Homes
   - b) Mobile Home Courts
   - c) Parks, playgrounds, sports fields

2. **Accessory**
   An accessory building or structure which specifically includes but is not limited to a porch, canopy, addition oil tank covering and mobile home skirting, plus:
   a) One carport not more than 6 metres (20 ft.) wide by 7 metres (24 ft.) perpendicular in depth to the access road and may be roofed and enclosed on two sides; or
   b) A private garage roofed and enclosed on all sides and sides not exceeding 6 metres (20 ft.) wide by 7 metres (24 ft.) deep perpendicular in depth to the access road.

**b. Regulations**

1. **Site area - Minimum**: 372 sq. m (4,000 sq. ft.)

2. **Site frontage - Minimum**:
   - a) Rectangular lots: 12 m (40 ft.)
   - b) Non-rectangular lots: 10.3 m (34 ft.)
   - c) Mean Width: 12 m (40 ft.)

3. **Yard, Front - Minimum**: 4.5 m (15 ft.)

4. **Yard, Side - Minimum**: 1.5 m (5 ft.)
   Accessory uses: 60 cm. (2 ft.)

5. **Yard, Rear - Minimum**: 3 m (10 ft.)
   Accessory uses: 60 cm. (2 ft.)
3.6 MH - Mobile Home District: continued...

2. b. Regulations

6. Floor Area - Minimum: 65 sq. m (700 sq. ft.)

7. Space Allocation - Minimum: 4.5 m (15 ft.) from one mobile
   in a Mobile Home
   Court
   (including additions)
   Minimum: 3 m (10 ft.) from a mobile home
   to any buffer or roadway.

8. A mobile home may have an addition, provided the same is
   otherwise permitted and provided the addition projects not
   more than 4 metres (12 ft.)

9. Home occupations shall only be located in a mobile home used
   as the practitioner's own private residence, or in accessory
   buildings or a screened area on the same site. Space occupied
   by the home occupation shall not exceed 20% of the residence
   area including accessory buildings. No external evidence of such home occupation is permitted except for a
   business or professional sign not exceeding 1800 sq. cm (2
   sq. ft.)

10. All water supply and waste disposal will require the approval
    of a Provincial Health Inspector.

11. Off-street parking shall be provided in accordance with the
    schedule set out in Section 4.8.

12. Signs and Billboards shall be in accordance with the regula-
    tions set out in Section 4.14.

13. All development shall be provided in accordance with the
    Performance Standards outlined in Section 5 of this Bylaw.
3.7 I - Institutional District

The purpose of this zone is to provide areas for institutional development that are easily accessible and compatible with adjoining land uses.

a. Permitted Uses

Subject to all other provisions of this Bylaw on any site, in any district defined, designated or described in this Bylaw as an I - Institutional District only the following uses shall be permitted.

1. Institutional

   a) Churches, church halls and religious institutions
   b) Schools, educational institutions
   c) Libraries, cultural institutions, day care centres
   d) Hospitals, medical institutions, clinics, homes for the aged
   e) Offices or services of Municipal, Provincial, Federal Government, crown corporations and non-profit organizations
   f) Indoor recreation facilities such as arenas, assembly halls, curling rinks and swimming pools
   g) Sports fields, parks and similar uses, including indoor facilities.
   h) Parking lots
   i) Cemeteries
   j) Fire hall
   k) Museums

2. Accessory

   Buildings, structures or uses accessory to and located on the same site as the main building or use.

b. Regulations

1. Site area - Minimum: 465 sq. m (5,000 sq.ft.)

2. Site frontage - Minimum: 15 m (50 ft.)

3. Yard, Front - Minimum: 4.5 m (15 ft.)

4. Yard, Side - Minimum:

   i. Where the side of a site in any I Institutional District abuts any Residential District without an intervening street or lane, a side yard of at least 3 m (10 ft.) shall be provided.
   ii. All other cases: 1.5 m (5 ft.)
   iii. Accessory building: 1.5 m (5 ft.)

5. Yard, Rear - Minimum:

   i. Where the rear of a site in any I Institutional District abuts any Residential District without an intervening street or lane, a rear yard of at least 6 m (20 ft.) shall be provided.
   ii. All other cases: 3 m (10 ft.).
3.7 **I - Institutional District** continued...

b. **Regulations**

6. All water supply and waste disposal will require the approval of a Provincial Health Inspector.

7. Off-street parking shall be provided in accordance with the schedule set out in Section 4.8 of this Bylaw.

8. Signs and billboards shall be in accordance with the regulations set out in Section 4.14.

9. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.

3.8 **C1 - Commercial**

The purpose of this zone is to promote and regulate the development of commercial and business enterprises in concentrated areas that are easily accessible.

a. **Permitted Uses**

Subject to all other provisions of this Bylaw on any site, in any district defined, designated or described in this Bylaw as a C1 - Commercial District only the following uses shall be permitted.

1. Commercial
   a) Financial institutions, offices, studios
   b) Bakeries with retail sales
   c) Barbers, hairdressers, dry cleaning & laundry establishments, self-service laundries, shoe repairs and similar personal service establishments
   d) Bus terminals and taxi stands
   e) Hotels and motels
   f) Medical and dental offices, clinics
   g) Printing plants, newspaper offices
   h) Restaurants, confectionaries and other places for the sale and consumption of food and related items
   i) Retail stores
   j) Radio and television stations
   k) Undertaking establishments
   l) Licensed beverage rooms and other places for the sale and consumption of beer, wine and spirits with or without food
   m) Parking lots
   n) Theatres, assembly halls and commercial recreation, establishments but not including skating or curling rinks
   o) Building supply stores
   p) Electronic and appliance repair shops
3.8 C1 - Commercial continued...

a. Permitted Uses

2. Institutional
   a) Churches, church halls, religious institutions
   b) Lodges, fraternal organizations, social clubs
   c) Libraries, cultural institutions
   d) Fire halls and other government services and facilities
   e) Alcohol rehabilitation facilities
   f) Educational institutions

3. Residential
   Dwelling units above stores or commercial establishments with a separate entrance from the commercial establishment.

4. Accessory
   Buildings, structures or uses normally accessory to and located on the same site as the main building or use, including dwelling units for caretakers, managers or staff of any of the permitted uses. The said dwelling units must be incorporated into the commercial structure.

b. Regulations

1. Site area - Minimum:
   a) Hotels, motels & service stations: 930 sq. m (10,000 sq. ft.)
   b) All other uses: 230 sq. m (2,500 sq. ft.)

2. Site frontage - Minimum:
   a) Hotels, motels and service stations: 30 m (100 ft.)
   b) All other uses: 8.0 metres (25 ft.)

3. Yard, Front - Minimum:
   a) Hotels, motels & service stations: 8 m (25 ft.)
   b) All other uses: No requirement

4. Yard, Side - Minimum:
   a) Service stations - 3m. (10 ft)
   b) All other cases: No requirement except when the side of a site in any C1 - Commercial District abuts any residential district without an intervening street or lane, a side yard of at least 3 m. (10 ft) shall be provided
   c) Accessory - No requirement except where the side of a site in any C1 - Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 m (5 ft.) shall be provided.

5. Yard, Rear - Minimum:
   a) Where the rear of a site in any C1 - Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least 6 m (20 ft.) shall be provided.
   b) All Other Cases - 10% of the depth of the site
   c) Accessory - rear yard minimum shall be 1.5 m (5 ft.)
3.8 C - Commercial District: continued....

b) Regulations

6. All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles. Storage yards shall be adequately fenced to provide for both the safety and the enhancement of the amenities of the area.

7. Signs shall be in accordance with the regulations set out in Section 4.14.

8. All permitted dwelling units shall have a minimum floor area of 37 sq m. (400 sq. ft.). All dwelling units shall have an entrance separate from that of the establishment. Dwelling units must be provided with a fire exit separate from the required entrance from the street.

9. All water supply and waste disposal will require the approval of a Provincial Health Inspector.

10. Off-street parking shall be provided in accordance with the schedule set out in Section 4.8 of this Bylaw.

11. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.

3.9 C2 - Highway Commercial District

The purpose of this zone is to promote and regulate the development of auto oriented commercial and business enterprises that require more space and road access and visibility than general commercial uses.

a. Permitted Uses

Subject to all other provisions of this Bylaw or any site, in any site, in any district defined, designated or described in this Bylaw as a C2 - Highway Commercial District only the following uses shall be permitted:

1. General Commercial

a) Financial institutions, offices, studios
b) Bakeries with retail sales
c) Barbers, hairdressers, dry cleaning & laundry establishments, self-service laundries, shoe repairs and similar personal service establishments
d) Bus terminals and taxi stands
e) Hotels and motels
f) Medical and dental offices, clinics
g) Printing plants, newspaper offices
h) Restaurants, confectionaries and other places for the sale and consumption of food and related items
C-2 Highway Commercial: continued...

a. General Commercial Cont'd

i) Retail stores
j) Radio and television stations
k) Undertaking establishments
l) Licensed beverage rooms and other places for the sale and consumption of beer, wine and spirits with or without food
m) Parking lots
n) Theatres, assembly halls and commercial recreation establishments, but not including skating or curling rinks
o) Building supply stores
p) Electronic and appliance repair shops

2. Highway Commercial

a) Motels
b) Lumber & building supply establishments
c) Service stations & other establishments for the servicing, storage and sale of motor vehicles & trailers including auto body shops.
d) Veterinary hospitals & offices of veterinary surgeons
e) Drive-in theatres
f) Mini-Golf courses
g) Car washing establishments
h) Shopping malls

3. Residential

Dwelling units above stores or commercial establishments with a separate entrance from the street.

4. Accessory

Building, structures or uses normally accessory to and located on the same site as the main building or use, including dwelling units for caretakers, managers or staff of any of the permitted uses. The said dwelling units may be incorporated into the commercial structure.

b. Regulations

1. Site Area - Minimum:
   a) Motels: 1395 sq. m (15,000 sq. ft.)
   b) Service Stations: 930 sq. m (10,000 sq. ft.)
   c) All other uses: 465 sq. m (5,000 sq. ft.)

2. Site frontage - Minimum:
   a) Motels: 45 m (150 ft.)
   b) Service Stations: 30 m (100 ft.)
   c) All other uses: 15 m (50 ft.)

3. Yard, Front - Minimum:
   a) Motels: 15 m (50 ft.)
   b) Service Stations: 8 m (25 ft.)
   c) All other uses: No requirement
3.9 C2 - Highway Commercial: continued...

b) Regulations

4. Yard, Side Minimum:
   a) Where the side of a site in any C2 - Highway Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 3 metres (10 ft.) shall be provided.

   b) All Other Cases: No Minimum

   c) Accessory - Where the side of a site in any C2 - Highway Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 metres (5 ft.) shall be provided.

   d) All other cases: No Requirement

5. Yard, Rear - Minimum: 10% of the depth of the site

   Accessory - Minimum: 1.5 m (5 ft.)

6. All businesses shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles.

7. Signs shall be in accordance with the regulations set out in Section 4.14.

8. All permitted dwelling units shall have a minimum floor area of 37 sq m. (400 sq. ft.). All dwelling units shall have an entrance separate from that of the establishment. Dwelling units must be provided with a fire exit separate from the required entrance from the street.

9. All water supply and waste disposal will require the approval of a Provincial Health Inspector.

10. Off-street parking shall be provided in accordance with the schedule set out in Section 4.8 of this Bylaw.

11. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.
3.9 ML - Industrial District
The purpose of this zone is to provide areas for industrial use that will not injuriously affect neighbouring properties with noise, dust or odor.

a. Permitted Uses
Subject to all other provisions of this Bylaw on any site, in any district defined, designated or described in this Bylaw as an ML - Industrial District only the following uses shall be permitted.

1. Industrial
   a) Lumber and building supply establishments
   b) Machine shops, foundry works, boiler works
   c) Petroleum products and propane gas storage yards, gravel yards
   d) Warehouses, supply depots and truck terminals
   e) Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, equipment, forest and mine machinery including autobody shops
   f) Forest products manufacturing including sawmills
   g) Mineral exploration and mining services
   h) Manufacturing, processing and packing plants
   i) Parking lots
   j) Greenhouses, nurseries
   k) Junkyards
   l) Telecommunication facilities
   m) Resource management operation such as fire caches, including temporary accommodation for fire crews
   n) Offices or services of municipal, provincial or federal government
   o) Abattoirs
   p) Shops of plumbers, pipefitters and metal workers.
      q) Commercial bingo halls (amending Bylaws #8-87 and #10-87)

2. Accessory
Accessory buildings, structures or uses normally accessory to and located on the same site as the main building or use including dwelling units for caretakers, managers and staff.

b. Regulations

1. Site Area - Minimum: 930 square m (10,000 sq. ft.)

2. Site Frontage - Minimum:
   1) Rectangular lots: 30 m (100 ft.)
   2) Non-Rectangular lots: 22 m (72 ft.)
      Mean Width: 30 m (100 ft.)

3. Yard, Front - Minimum: 6 m (20 ft.)
3.9 M - Industrial District continued...

4. Yard, Side - Minimum: 3 m (10 ft.)
   Accessory: 1.5 m (5 ft.)

5. Yard, Rear - Minimum: 6 m (20 ft.)
   Accessory: 2 m (6.5 ft.)

6. Lumber yards, junk yards, autobody shops and bulk fuel storage shall be adequately fenced to provide for both the safety and the enhancement of the amenities of the area.

7. Off-street parking and loading space shall be provided in accordance with the schedule set out in Section 4.8 of this Bylaw.

8. Water supply and waste disposal will require the approval of a Provincial Health Inspector.

9. Bulk fuel and chemical storage facilities shall meet the requirements of the Fire Commissioners office of the Department of Labour.

10. All permitted dwelling units shall have a minimum floor area of 37 square metres (400 sq. ft.). All dwelling units shall have an entrance separate from that of the establishment.

11. Signs and billboards shall be in accordance with the regulations set out in Section 4.14.

12. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.
M2 - Heavy Industrial District

The purpose of this zone is to provide areas for mine or forestry related heavy industrial uses that are isolated from the community.

a. Permitted Uses
Subject to all other provisions of this Bylaw or any site, in any site, in any district defined, designated or described in this Bylaw as a M2 - Heavy Industrial District only the following uses shall be permitted:

1. Industrial
   a) Establishments for the mining, refining, storage, sale and distribution of minerals together with ancillary buildings, structures and uses
   b) Mineral exploration services and mining services
   c) Gravel and dirt extraction operations
   d) Forestry or lumbering operations

2. Accessory
   Buildings, structures or uses accessory to and located on the same site as the main use including dwellings for caretakers, owners or managers of any of the permitted uses.

b. Regulations

1. Site Area Minimum: 0.8 ha (2 acres)

2. Site frontage - Minimum: 50 metres (165 ft.)

3. All buildings shall be set back at least 15 metres (50 ft.) from the edge of a street.

4. Water supply and waste disposal will require the approval of a Provincial Health Inspector.

5. All permitted dwelling units shall have a minimum floor area of 37 sq. metres (400 sq. ft.). All dwelling units shall have an entrance separate from that of the establishment.

6. Signs and billboards shall be in accordance with the regulations set out in Section 4.14.

7. All development shall be in accordance with the Performance Standards outlined in Section 5 of this Bylaw.
4. GENERAL REGULATIONS

4.1 Minimum Yards Required
No portion of any yard or other open space required about any main
building or use shall provide any portion of a yard or open space
for any other main building or use.

4.2 Projection in Yards
Where minimum front or rear yards are required in any zoning
district, such minimum requirement shall not apply to prevent the
construction or location of a roofed or open terrace, porch or
verandah having a maximum projection from the main wall of 2 metres
(6 ft.).

4.3 Building Lines
Where a building line has been established by existing buildings in
a block, and is less than 6 metres (20 ft.) from the street line,
new construction may conform to the established building line,
provided that the established building line is not less than 4.5
metres (15 ft.) from the street line. No further projection is to
be allowed.

4.4 Number of Principal Buildings Permitted on a Site
Not more than one principal building shall be placed on any one
site, with the exception of schools, hospitals, curling and skating
rinks, nursing homes, and homes for the aged and mobile home
courts.

4.5 Landscaping
All areas of a site not covered by buildings, gardens, driveways,
parking and storage areas in R - Residential, MH - Mobile Home and
R1A Residential/Mobile Home Districts shall be landscaped with
grass, shrubs or other non-noxious ground cover. Sites in M1 -
Industrial, C - Commercial, C2 - Commercial and I - Institutional
Districts shall have sufficient landscaping or other such ground
treatment to control dust and minimize erosion. Sites in RP -
Recreation and Parks, UR - Urban Reserve and F - Forest Districts
shall maintain existing vegetation as much as possible when
development is undertaken.

4.6 Private Garages
When attached to main buildings by the same roof structure, private
garages shall be considered as part of the main building and shall
be subject to the regulations for the main building.

4.7 Services Stations & Fuel Sales
a. Where service stations occupy a corner site, only one access
crossing shall be located on the flanking street.

b. Fuel pumps and other accessory equipment shall be located at
least 6 metres (20 ft.) from any street or lot line.

c. All automobile parts, dismantled vehicles and similar articles
shall be stored within a building or suitably fenced and
screened from the street.
4. General Regulations: continued...

4.8 Off Street Parking
Off street parking shall be provided in accordance with the following Schedule.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Use</th>
<th>Number of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. R, MI &amp; RLA</td>
<td>Residential District</td>
<td>One (1) parking space for each dwelling unit</td>
</tr>
<tr>
<td>b. I Institutional</td>
<td>Grade Schools)</td>
<td>One (1) parking space for each staff member.</td>
</tr>
<tr>
<td>District</td>
<td>High School/ Collegiate)</td>
<td>One (1) parking space for each staff member plus three (3) parking spaces for each classroom</td>
</tr>
<tr>
<td></td>
<td>Auditoriums,) Churches, Other Places of Public Assembly</td>
<td>One (1) parking space for each ten (10) seats provided for patrons</td>
</tr>
<tr>
<td></td>
<td>Other Institutional)</td>
<td>One (1) parking space for each 56 sq. m. (600 sq. ft.) of building floor area; not less than two (2) parking spaces.</td>
</tr>
<tr>
<td>c. C1 Commercial</td>
<td>All uses )</td>
<td>No requirement</td>
</tr>
<tr>
<td>Districts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. C2 Commercial</td>
<td>Stores, Shops,)</td>
<td>One (1) parking space for each 23 sq. m. (300 sq. ft.) of building's floor area</td>
</tr>
<tr>
<td>Districts</td>
<td>Offices )</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Restaurants, Other)</td>
<td>One (1) parking space for every 9.5 sq. m. (100 sq. ft.) of net floor area used for dining or public eating</td>
</tr>
<tr>
<td></td>
<td>Theatres, Churches)</td>
<td>One (1) parking space for each six (6) seats provided patrons</td>
</tr>
<tr>
<td></td>
<td>Other places of Public</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assembly )</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hotels)</td>
<td>One (1) parking space for each three (3) guest sleeping rooms</td>
</tr>
<tr>
<td></td>
<td>Motels)</td>
<td>One (1) parking space for each unit</td>
</tr>
<tr>
<td></td>
<td>Dwelling Unit)</td>
<td>One (1) parking space for each unit</td>
</tr>
<tr>
<td></td>
<td>All other)</td>
<td>One (1) parking space for each 28 sq. metres (300 sq. ft.) of building floor area.</td>
</tr>
</tbody>
</table>
4. General Regulations: continued...

4.8 Off Street Parking

e. M1 & M2 Industrial District All Main buildings) One (1) parking space for each 46 sq. metres (500 sq. ft.) of gross floor area, or one (1) space for every three (3) employees, whichever is greater

4.9 Council may issue a permit for a temporary construction camp for a specified period for time in any zoning district.

4.10 In any M1 and M2 Industrial District, where the use of a building or site involves the receipt, distribution or dispatch by vehicles of material goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

4.11 Parking spaces required in any commercial or institutional district may be located within 150 metres (500 ft.) of the main building provided such spaces are located in a commercial, institutional or industrial district.

4.12 In I-Institutional and C-Commercial Districts, Council may accept payment in lieu of off street parking in accordance with Section 75 of the Planning and Development Act. The value of a space for each district is $50.00. Funds received by the municipality in lieu of off street parking shall be kept in an account to be used for the acquisition, construction, operation or maintenance of parking facilities in the municipality.

4.13 Fences and Hedges - A fence or hedge in a side or rear yard shall not exceed 1.9 metres (6 ft.) in height. No fence or hedge shall exceed the elevation at the centre of the street by more than one (1) metre (3 ft.) in a triangular area formed on a corner site by the two street property lines and a straight line which intersects them 7.5 metre from the corner where they meet.
4. General Regulations: continued...

4.14 Signs

When making new Z-B, check out draft amendment to Z-B on file concerning accessory use, including for structures in Residential/Districts.

a) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public. These regulations do not apply to signs for directional or safety purposes.

b) Temporary signs not exceeding 1 square metre (10 sq. ft.) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

c) In RP - Recreation Park, F - Forest and UR - Urban Reserve Districts:
   1) No more than two (2) permanent signs are permitted per principal use.
   2) The facial area of a sign may not exceed 3 square metres (32 sq. ft.) except in the case of sporting facilities when there is no maximum requirement.
   3) A sign may be double faced.

d) In R - Residential, R1A - Residential/Mobile Home and MH - Mobile Home Districts:
   1) One permanent sign not exceeding 1800 square cm. (2 sq. ft.) is permitted. One additional sign of the same size is allowed for a home occupation.

e) In I - Institutional, C1 - Commercial, C2 - Highway Commercial, I1 - Industrial and M2 - Industrial Districts:
   1) No sign shall be illuminated unless the source of light is steady and suitably shielded.
   2) The maximum height of any sign shall be 6 metres (20 ft.) above the ground.
   3) Only one sign is permitted for each site.
   4) Any sign which projects beyond the lot line or which exceeds 9.5 square metres (100 sq. ft.) in area shall not be erected unless approved by Council.
   5) Signs shall only advertise the principal products offered for sale or services available on the premises.

(2) Bylaw 1-96
SECTION 4. GENERAL REGULATIONS, subsection 4.14 Signs, Clause e) shall be amended by adding the following:

6) A temporary portable commercial rental sign may be erected for a period of up to six months with a development permit. The permit may be renewed upon application.

Maximum size: 5’ x 9’ (45 sq. feet)
1.5 m x 2.7 m (4.05 sq. metres)
5. PERFORMANCE STANDARDS

1. Purpose:
The purpose of these performance standards is to ensure that development does not occur on land that is unsuitable for development unless remedial measures are identified and undertaken. Performance standards are established for land capability and servicing costs.

2. Land Capability:

a. Where the site or the site information accompanying the application for a development permit indicates that the land may not be capable of supporting the proposed development due to being low-lying, marshy or unstable, or on the basis of land or resource capability, Council may require a geotechnical report prepared and approved by a Registered Engineer of the Province of Saskatchewan. The report shall determine the potential of the site to support development and remedial measures, if any, required to make the site suitable for development. The geotechnical report shall include at least the following information:

- Surface & subsurface material by depth & type
- Level of water table
- Surface drainage patterns
- Grade elevation
- Capability to support the proposed development
- Remedial measures, if any, required such as landfill, ditching, etc.

b. No development other than open space uses, shall be permitted in any zoning district on land that is low-lying, marshy or unstable or on land that is not capable of supporting the development on the basis of land or resource capability, except in conformance with the following performance standards:

i) Any remedial measures identified as necessary in the site information and/or geotechnical report shall be undertaken.

3. Servicing Costs:
No development requiring public utilities shall be permitted in any zoning district on land where the cost of providing public utilities would be prohibitive unless the cost will be borne by the developer.

4. With reference to Section 2 above, the applicant shall bear the responsibility to prove the suitability of a site, bear any cost associated with determining the remedial measures that are required to make the site suitable for development, and bear the cost of undertaking the remedial measures.
6. ADMINISTRATION

6.1 Administrative Procedure - The Administrator or official designated as the development officer of the Town of Creighton shall be responsible for the administration of this Zoning Bylaw.

6.2 Every person, before commencing any development within the municipality shall apply to the development officer for a development permit (See Appendix - Form A & B).

6.3 Every application for a development permit shall be submitted for approval to the development officer and shall be accompanied by two copies of a detailed layout or site plan drawn to scale showing:

- The dimensions of the site to be built upon
- Adjoining land uses
- The size and location on the site of existing or proposed buildings and accessory buildings with dimensions for front, side and rear yards marked
- If multiple use or home occupation, the floor area proposed for each use
- Off-street parking and approaches
- Any proposed signs and billboards
- Contour mapping if available
- Existing drainage pattern and surface material
- Existing vegetation and proposed method of clearing or landscaping

6.3.1 Fees and Advertising (Bylaw 1-76 next page)

6.4 The development officer shall refuse to accept an application for a development permit where the information required by Section 6.3 has not been supplied or where in his opinion, the quality of the material supplied is inadequate to properly evaluate the application.

6.5 Where an application for a development permit is for a development, or use described as a permitted use in the zoning district in which the site is located and where the application conforms to the requirements of this Zoning Bylaw, the development officer shall issue a development permit. If the proposed development does not meet the requirements of the Zoning Bylaw for the zoning district in which the site is located, the development officer shall not issue a development permit.
SECTION 6. ADMINISTRATION, shall be amended by adding the following immediately after subsection 6.3:

6.3.1 Fees and Advertising.

1) Amendment of the Zoning Bylaw - Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.

2) Advertisement of a discretionary use application -
   (a) Council, in its review of an application for a discretionary use, may direct the administrator to advertise the application to the public prior to making a decision on the proposal.
   (b) The applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.

3) Application fees - an applicant for a development permit shall pay an application fee in accordance with the following:
   (a) Permitted principal use - $10.00
   (b) Permitted accessory use - $0.00
   (c) Temporary commercial rental signs - $6.00
   (d) Changes to wording on temporary commercial rental signs - $6.00
   (e) Discretionary principal use - $25.00
   (f) Discretionary use - other - $10.00
   (g) Development appeals fee - up to $50.00 as specified by the board

These fees shall be in addition to any fee required by clauses 1) and 2) above.
6 ADMINISTRATION: continued...

6.6 Where an application for a development permit is for a development or use described as a discretionary use in the Zoning Bylaw, the development officer shall refer the application to Council and if approved by Council, shall issue a development permit subject to any specific development standards prescribed by Council that are in accordance with Section 6.8.

6.7 On receipt of an application for a discretionary use or discretionary form of development, notice of application shall be published in a local newspaper in the same manner as required for a zoning bylaw amendment as outlined in The Planning and Development Act, 1983. Upon hearing representations at the public meeting, Council may by resolution:

a) Reject the application; or

b) Approve the application where the facts presented establish that the proposed use:

i) Will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property improvements or potential development in the vicinity; and

ii) Complies with the applicable provisions of the Zoning Bylaw.

6.8 In approving a discretionary use or a discretionary form of development, the Council may prescribe specific development standards with respect to that use, provided those standards:

a) Are based on and are consistent with the general development standards and regulations for discretionary uses in the Zoning Bylaw; and

b) Are, in the opinion of the Council, necessary to secure the objectives of the Zoning Bylaw with respect to:

i) The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings

ii) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading

iii) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odour; and

iv) Treatment given, as determined by the Council, to aspects such as landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials and architectural detail
6. ADMINISTRATION continued....

6.9 Where an application for a discretionary use has been approved by Council with prescribed development standards pursuant to 6.7 above and the applicant is of the opinion that the development standards prescribed exceed those necessary to secure the objectives of the Zoning Bylaw, the applicant may, within 30 days of the date of Council's approval, appeal the development standards prescribed with the approval of the discretionary use to the Development Appeals Board.

6.10 Where an application for a development permit is for a development or use subject to special regulations or performance standards, the development officer, in issuing a development permit, shall incorporate in the permit the special regulations or performance standards and these shall be consistent with the regulations and standards set out in this Zoning Bylaw.

6.11 When the application is approved, one copy of the layout or site plan shall be returned to the applicant bearing an appropriate indication that it has been approved. If the application is not approved, the layout or site plan shall be returned to the applicant with the reasons for refusal noted thereon, and the applicant shall be advised of any right to appeal that refusal to the Development Appeals Board, subject to the provisions of the Planning and Development Act.

6.12 No building, structure, or mobile home court shall be erected, reconstructed, or moved on a site, nor shall any building, structure or land be used for any other use than is permitted in the zoning district concerned, and then only after applying for and obtaining the required development permit. A development permit does not exclude the need for other permits, approvals or authorization such as a building permit.

6.13 A development permit shall cease to be valid 12 months from the date of approval of the development permit except where a building permit has been issued. A permit can be renewed at the discretion of Council.

6.14 For the purpose of administering these zoning controls, the metric units used in the regulations shall be considered to be the accurate standard of measurement and the imperial units shall be considered as approximations which are included in brackets for added ease of reference.

6.15 Prosecution for breach of this Zoning Bylaw comes under Section 221 of the Planning and Development Act, 1983.
6. Administration: continued...

6.16 Development Appeals Board

a. Council shall appoint a Development Appeals Board in accordance with Sections 91-95 of The Planning and Development Act, 1983. (hereinafter known as the Board)

b. Pursuant to Section 96 of the Planning and Development Act, 1983 appeals in writing may be made to the Board where a development officer:

(a) Is alleged to have misapplied a zoning bylaw in issuing a development permit; or
(b) Refused to issue a development permit because it would contravene the zoning bylaw.

An appellant shall make his appeal pursuant to subsection (b) within 30 days of the date of the issuance of or refusal to issue a development permit.

c. In determining an appeal under subsection (b) the Board:

a) Is bound by any development plan or basic planning statement in effect;

b) May confirm, revoke or vary the decision or development permit or any condition attached to any of them or substitute a decision or permit that it considers advisable;

c) May make a decision ordering or confirming the issuance of a development permit notwithstanding that the proposed development does not comply with the zoning bylaw where, in its opinion, such action would not:

(i) Grant to the applicant a special privilege inconsistent with the restrictions on the neighbouring properties in the same district; or

(ii) Amount to a relaxation of the provisions of the zoning bylaw that would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.

d. Nothing in this section authorizes a person to appeal a decision of the council:

(a) Refusing to rezone his land; or
(b) Rejecting an application for approval of a discretionary use or a discretionary form of development.

e. The appeal procedures set out in Sections 97-104 of the Planning and Development Act, 1983 shall apply.
6. Administration: continued...

6.17 Zoning Amendments Charges:

When an application for amendment to this Zoning Bylaw is made to the Council, and if Council is in agreement with the proposed change a fee of $50.00 will be charged to assist in covering advertising costs.

6.18 An application for a zoning amendment shall be in writing and include a legal description of the proposed rezoning, the land owner's name, and the reasons for the amendment request.

6.19 Non-Conforming Use & Non-Conforming Buildings:

a. Enactment of this bylaw or any amendment thereto does not affect any non-conforming building or non-conforming use.

b. A non-conforming use may be continued but, where that use is discontinued for a period of at least six consecutive months, any future use of the land or building is to conform with the bylaw.

c. i) A non-conforming use of a part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building shall not be enlarged or added to and no structural alterations except those required by statute or bylaw are to be made to or in that building.

   ii) Repairs, maintenance or installations that do not alter the size of the building or involve the rearrangement or replacement of structural supporting elements are not considered to be structural alterations.

d) Any non-conforming building may continue to be used and any structural alterations and additions which conform to the requirements of the bylaw may be made, but the element of non-conformity is not to be increased by those alterations or additions.

e) Where the extent of damage to a non-conforming building is more than 50% of the value of the building above its foundation, the building is not to be repaired or rebuilt except in accordance with the zoning bylaw.

f) The use of land or the use of a building is not affected by a change of ownership, tenancy or occupancy of the land or building.
6. Administration continued...

6.20 Non-Application:

In any Zoning District, a development permit is not required for the following, however, site size and regulations shall be at the discretion of Council.

a) The maintenance of a public work

b) The construction of a public work by the Municipality including roads and sidewalks

c) The installation of public works on any street or other public right-of-way

d) The construction of fences

e) Maintenance, repairs and utility connections that do not include structural alterations of buildings

f) One or more accessory buildings with a total floor area under 9 square meters (97 sq. ft.)

6.21 Exemption for Public Work:

Where he considers it to be in the public interest, the Lieutenant Governor may exempt any public work from any of the requirements of this Zoning Bylaw.
PART 7  APPROVAL OF THE BYLAW

1. EFFECTIVE DATE OF THE BYLAW

1.1 This Zoning Bylaw shall come into force on the date of final approval by the Minister.


Signed by: "R. Carnegie"  Signed by: "Theresa Wheeler"  SEAL
Mayor          Clerk

APPROVED BY THE MINISTER OF URBAN AFFAIRS FOR THE PROVINCE OF SASKATCHEWAN,
THIS 16 DAY OF April, 1987.

Signed by: for: Minister of Urban Affairs

Certified a true copy of Bylaw No. 3-87 of the Town of Creighton.

Administrator

Exhibit A
APPENDIX: Form A - Application for a Development Permit

Form B - Development Permit
FORM A

TOWN OF CREIGHTON
APPLICATION FOR DEVELOPMENT PERMIT

I hereby make application to ________________________ (erect, move, alter, etc.)

a ________________________ (bldg., accessory bldg., etc.)

located within the Town of Creighton.

Location of site ________________________

(Legal description - Lot, Block, Plan Number)

Intended use(s) of building or development ________________________

____________________

Attached hereto are two copies of a detailed layout or site plan drawn to scale indicating the dimensions of the site to be built upon, adjoining land use and the size and location on the site of existing or proposed buildings and accessory buildings. Other dimensions and information included are: 1) Front yard; 2) Side yard; 3) Rear yard; 4) Off-street parking; 5) Accessory Buildings; 6) Approaches; 7) Proposed method of clearing; and 8) Any significant topographical features, i.e. drainage pattern, surface material; 9) Existing vegetation and proposed method of clearing or landscaping; 10) Any proposed signs or billboards; 11) Contour mapping if available.

I am aware that approval of this application is subject to the submission and subsequent approval of this layout or site plan in accordance with the Town of Creighton Zoning Bylaw.

____________________  ________________________
Date                   Signature of Applicant

____________________
Address:

____________________
Phone:
TOWN OF CREIGHTON

DEVELOPMENT PERMIT

The application of ____________________________________________
made to ______________________________________________________
(a ____________________________________________________________________
(Building, accessory building, etc.)
on ___________________________________________________________________
(Legal Description - Lot, Block, Plan No.)
within the Town of Creighton.

This application is hereby:

□ Approved

□ Approved, subject to specific development standards or performance standards stated below:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

NOTE: Issuance of this Development Permit does not relieve the applicant from compliance with the requirements of any other municipal or provincial regulations or requirements or from obtaining any licence, permission, permit, authorization or approval required by such requirements or regulations.

□ Refused, for reasons stated below:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Please be advised that you are entitled to appeal to the Development Appeals Board. The Appeal must be launched within 30 days of this decision.

_________________________  ________________________________
Date  Clerk, Town of Creighton