

Zoning Bylaw

Northern Hamlet of Dore Lake

Bylaw Amendment Summary

[illegible]

[illegible]

A BYLAW TO ADOPT A ZONING BYLAW

BYLAW NO. _____

The Council of the Northern Hamlet of Dore Lake, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to sections 46 and 75 of *The Planning and Development Act, 2007* the Council of the Northern Hamlet of Dore Lake, hereby adopts a Zoning Bylaw, identified as Schedule A, and the Northern Hamlet of Dore Lake Zoning Districts maps, identified as Schedule 1.
- (2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule A which is attached to and forms part of this Bylaw.
- (3) This Bylaw comes into force upon approval of the Minister of Government Relations.

Read a first time the _____ day of _____, 20____

Read a second time the _____ day of _____, 20____

Read a third time the _____ day of _____, 20____

Mayor

(SEAL)

Administrator

NORTHERN HAMLET OF DORE LAKE
ZONING BYLAW

SCHEDULE A to
BYLAW NO. _____

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SCHEDULE 1: ZONING DISTRICT MAPS

1 INTRODUCTION

1.1 Title

- 1.1.1 This Bylaw may be cited as the "Northern Hamlet of Dore Lake Zoning Bylaw."

1.2 Purpose

- 1.2.1 The purpose of this Zoning Bylaw is to regulate development and land use in the Hamlet through regulations and in accordance with its Official Community Plan (OCP).

1.3 Scope

- 1.3.1 The regulations contained in this Bylaw apply to all development within the municipal boundaries of the Hamlet and all development must conform to this Bylaw, the Hamlet's OCP and *The Planning and Development Act, 2007* (the Act).

1.4 Severability

- 1.4.1 If any part of this Bylaw, including the Zoning District Maps, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the bylaw as a whole, or any other part, section or provision of this Bylaw will not be affected.

1.5 Existing Buildings, Uses and Lots

- 1.5.1 Existing buildings, uses and lots that do not conform to this Bylaw upon its passing or amendment are considered legal non-conforming and does not affect their continuation.
- 1.5.2 Council is deemed to have granted discretionary approval for a use, or specific intensity of use, that becomes discretionary as of the effective date of this Bylaw or amendment.
- 1.5.3 A change to a legal non-conforming building, use or lot must conform with this Bylaw and sections 88 to 93 of the Act. The Act speaks to the circumstances under which a non-conforming building, use or lot can be changed or altered.
- 1.5.4 Development of an allowed use or building on a legal non-conforming lot is allowed

Information Boxes

"Information Boxes" appear throughout this Zoning Bylaw to help explain a concept related to the section you are reading.

These boxes are not Zoning Bylaw regulations. If there is a discrepancy between the Information Box and the regulation or the Act, the regulation or the Act takes precedence.

1. INTRODUCTION

provided the use or building meets all regulations of this Bylaw.

- 1.5.5 No existing building, use or lot is considered non-conforming by reason of conversion from the Imperial System of Measurement to the International System of Units (S.I.), where the nonconformity results solely from the conversion and is reasonably equivalent to the S.I. standard.

1.6 Other Regulatory Notes

- 1.6.1 Nothing in this Bylaw affects the duty or obligation of a person to obtain a permit, license, or authorization as required by this Bylaw or any other bylaw, Act or regulation pursuant to those Acts.
- 1.6.2 Any legislation, regulation or code quoted in this Bylaw refers to its current version.
- 1.6.3 The International System of Units (“metric system”) is the regulated unit of measurement in this Bylaw. The Imperial System of Measurement is provided for alternative reference only. Units of measurement are abbreviated as follows: metre (m), square metre (m²), foot (ft), square feet (ft²).
- 1.6.4 Information boxes do not form part of this Bylaw and are for reference only.

The Zoning Bylaw Regulates Development, Not People

A zoning bylaw regulates land use, not people. For example, a zoning bylaw cannot regulate who can live where, land ownership or define a use by referring to a personal characteristic.

A zoning bylaw regulates:

- form and use (e.g. what types of development can occur on a lot)
- location (e.g. where in a community buildings or uses can be located)
- intensity of land use (e.g. lot size or number of buildings on a lot)
- development standards (e.g. how close a building can be to the lot line)

If a zoning bylaw conflicts with the Saskatchewan Human Rights Code, the code takes precedence.

2 ADMINISTRATION

2.1 Development Officer

- 2.1.1 The Hamlet Administrator is the Development Officer, unless otherwise appointed by resolution of council.

2.2 Development Appeals Board

- 2.2.1 Council must appoint a Development Appeals Board within 90 days after this Bylaw comes into effect, following sections 213 to 227 of the Act.

2.3 Amending the Zoning Bylaw

- 2.3.1 Any person may submit a Zoning Bylaw Amendment application.
- 2.3.2 Applications are decided on by council and council's decision is discretionary.
- 2.3.3 The application:
- a) must describe the proposed development and should include, where applicable: proposed uses, adjacent land uses, traffic generation, required municipal servicing, and a site plan showing any relevant information such as lot lines, easements, right of ways, streets, driveways, parking spaces, building locations, landscaping and topography.
 - b) must meet all provisions of the Zoning Bylaw, the OCP and the Act.
- 2.3.4 The Zoning Bylaw amendment process must follow the public notice and participation requirements set out in subsection 2.4.
- 2.3.5 The Development Officer will notify the applicant of the decision through a Notice of Decision and the reason for the decision.
- 2.3.6 An amendment takes effect on the date that the bylaw amendment is passed by council, except for contract zoning agreements (see clause 10.3.2).

What Does a Development Officer Do?

The Development Officer is responsible for administering the Zoning Bylaw regulations, processing development applications, and ensuring that council has all the relevant information it needs make an informed decision on development and land use matters.

2.4 Public Notice and Participation

- 2.4.1 Public notice under Part X of the Act is required for the adoption, amendment or repealing of the following bylaws applicable to the Hamlet and must follow the advertising and other public participation requirements in Part X:

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- a) an official community plan
- b) a zoning bylaw
- c) a fee bylaw
- d) a development levy bylaw
- e) any bylaw to sell all or any part of a buffer strip.
- f) any bylaw to exchange or sell all or any part of a municipal reserve.

2.4.2 In addition to the notice advertisement requirements of Part X under the Act, public notice should also be posted:

- a) in the Hamlet office in a visible location.
- b) in a visible and high traffic location in the Hamlet.
- c) on the Hamlet's website, if applicable.

2.4.3 Public notice required under Part X may also be posted on any Hamlet social media platform or forwarded to any relevant community groups or email lists.

2.4.4 For a discretionary use:

- a) The Development Officer must provide public notice of the council meeting where the application will be considered by:
 - i) mailing a copy of a notice of the application to the assessed owner of each property within 75 m (246.1 ft) of the proposal, at least 15 days prior to the date of the meeting.
 - ii) preparing an on-site notification poster to be placed on the site by the applicant and must remain on site until the application is considered by council.
 - iii) following the public notice requirements set out in clauses 2.4.2 and 2.4.3.
- b) The public notice must describe:
 - i) the specific use applied for.
 - ii) the location of the use.
 - iii) the date, time, and location of the council meeting at which the application will be considered.

2.4.5 For the voiding of an contract zoning agreement, notice of council's intent to void an agreement must comply with the notification requirements under subsection 69(9) of the Act.

2. ADMINISTRATION

2.5 Concept Plans

2.5.1 Concept plan policies are set out in the Hamlet's Official Community Plan.

2.6 Minor Variance Registry

2.6.1 A registry of minor variances must be maintained by the Development Officer, including the location and all relevant details of the decision.

2.7 Registered Interests

2.7.1 Any registered interest pursuant to the Act runs with the land.

2.8 Fees

2.8.1 Fees associated with required Development Permits in clause 3.1.1:

- a) Construction of principal building or addition to building - \$50.00
- b) Construction of accessory building or accessory structure - \$25.00
- c) Discretionary use - \$75.00 plus costs of advertising
- d) Campground or gas station - \$50.00

2.8.2 If an application is for more than one item listed in 2.8.1, then only the highest fee is charged.

2.8.3 Other fees:

- a) Appeal Application - as per Development Appeals Board
- b) Minor Variance – additional \$25.00
- c) Official Community Plan Amendment, with or without a corresponding Zoning Bylaw Amendment - \$150.00 plus costs of advertising
- d) Zoning Bylaw Amendment - \$100.00 plus costs of advertising

2.8.4 The determination of fees is based on the size, type and complexity of the application and will not exceed the cost to the Hamlet of processing the application or of reviewing, advertising, approving, enforcing, regulating or issuing a permit or decision.

Combining Fees

If an application is for more than one item listed in 2.8.1, then only the highest fee is charged.

For example, if someone is applying to build a house with a detached garage on the same application, the application fee is just \$50.00. If someone applies to add a garage to a lot with an existing house, the fee is \$25.00.

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2.9 Enforcement and Penalties

- 2.9.1 If the Development Officer determines that the development or form of development contravenes any provision of the Act, any regulations, any bylaw or any order made pursuant to the Act, they may:
- a) verbally make a satisfactory arrangement with the owner, operator or occupant.
 - b) mutually arrange for formal mediation to reach a satisfactory arrangement with the owner, operator, or occupant. All mediation costs are born by the owner, operator or occupant.
 - c) send via registered mail, or deliver in person, written notification detailing: the non-conformity, the date by which it must be remedied, and that a Stop Work Order may be issue if not remedied by such a date.
 - d) issue a Stop Work Order under subsection 242(4) of the Act detailing the non-conformity, the date by which it must be remedied, and the owner, operator or occupant's right to appeal the order to the Development Appeals Board within 30 days of issue of the Stop Work Order.
 - i) if not remedied by the date set out in the Stop Work Order, and the time for an appeal has expired, the Development Officer may apply to the Court of Queen's Bench under subsection 242(10) of the Act to order the person to comply with the direction within a time set by the Court of Queen's Bench.
- 2.9.2 If a person is required to comply with a decision of the Development Appeals Board or the Saskatchewan Municipal Board under this section, and fails to comply with the direction within the time set out in the decision, the Development Officer may apply to the Court of Queen's Bench under subsection 242(10) of the Act to order the person to comply with the direction within a time set by the Court of Queen's Bench.
- 2.9.3 The Development Officer may enter the premises with permission of the owner, operator or occupant, or with a warrant, under subsections 242(1) and 242(2) of the Act respectively.
- 2.9.4 Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties under subsection 243(2) the Act.

3 DEVELOPMENT PERMITS

3.1 Development Permit Required

- 3.1.1 A Development Permit is required for the following uses:
- a) new building or addition to a building
 - b) discretionary uses
 - c) accessory buildings over 10 m² (107.6 ft²)
 - d) accessory structures:
 - i) above ground fuel storage
 - ii) free standing sign
 - iii) shipping container
 - e) change of use to commercial or office complex, with dwelling unit(s)
 - f) gas station
 - g) garage suite or garden suite

3.1.2 A Development Permit is not required for any use operated by the Hamlet or for any public work.

3.1.3 An application for a Development Permit should be processed concurrently with a building permit or business license. Any other permit required by the Hamlet will not be issued unless a Development Permit has been issued.

When Do I Need a Development Permit?

The Zoning Bylaw specifies which developments require a permit. If you are unsure whether your development requires a permit, it is your responsibility to contact the Hamlet for clarification.

Remember: Even if your development does not require a Development Permit, it still needs to follow the Zoning Bylaw and any other requirements from other ministries or agencies.

3.2 Applying for a Development Permit

3.2.1 Development Permit applications are submitted to the Development Officer.

3.2.2 The application must be accompanied by:

- a) the applicable fees (see subsection 2.8).
- b) a site plan showing dimensions and locations of existing and proposed buildings and structures, as well as lot lines.
- c) any other requirements from the Development Officer.

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- d) for a Discretionary Use application: Discretionary Use applications must also provide a written description of the proposed development, outlining how the applicant will address the general evaluation criteria for discretionary uses (subsection 3.5) and the evaluation criteria for the specific use in the zoning district schedule.

How Do I Get Approval to Build a New Principal Building?

To get approval to build a new principal building (e.g. house, commercial building), you must submit a Development Permit application to the Hamlet office. Part of the application requires a site plan that shows the location of the building with setback distances to all the lot boundaries, as well as other features on the site, such as existing buildings and driveways. The Hamlet Administrator will review the application for conformance with the Zoning Bylaw and if it meets the Zoning Bylaw requirements a Development Permit will be issued.

3.3 Temporary Uses

- 3.3.1 A permitted use listed in a zoning district is allowed as temporary use for 30 calendar days. Any use proposed for longer than 30 days is not considered a temporary use.
 - a) temporary emergency services addressing an immediate public safety event are excluded from the time limit.
- 3.3.2 Construction of any permanent buildings or structures or alteration of land is not allowed.

3.4 Reviewing Permit Applications

- 3.4.1 For a Development Permit application listed in clause 3.1.1 (Development Permit Required), excluding discretionary uses:
 - a) applications are reviewed by the Development Officer for conformance with this Bylaw.
 - b) the Development Officer may submit any application to council for interpretation or comment.
 - c) council or the Development Officer may require the applicant to provide further information as may be required to make a decision.
- 3.4.2 For a discretionary use:
 - a) applications are reviewed by the Development Officer for conformance with the Official Community Plan, this Bylaw and any other applicable Acts, policies or regulations.

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- b) the Development Officer may submit the application to council for interpretation or comment.
- c) the applicant may be required to provide further information to make a decision.
- d) a report summarizing the Development Officer's review of the application will be provided to council.
- e) within 60 days of the Development Officer receiving a complete Discretionary Use application, council will consider the application at a council meeting.
 - i) Public notice requirements for discretionary use applications must follow clause 2.4.4.
- f) The decision on a discretionary use application is made by council based on:
 - i) the Development Officer's report
 - ii) subsection 3.5 Discretionary Use Evaluation Criteria

3.4.3 For minor variances, applications are reviewed by the Development Officer for the following:

- a) The Development Officer may approve a variance of up to 10% for the minimum required distance of a:
 - i) building from the lot line.
 - ii) building to any other building on the lot.
- b) In approving a minor variance, the Development Officer must be satisfied that the minor variance does not injuriously affect neighbouring properties, conforms to the Zoning Bylaw with respect to the use of land, and is consistent with any provincial land use policies or statements of provincial interest.
- c) Minor variances do not apply to subsection 5.4 Separation Distances, and cannot be granted in association with a Contract Zoning Agreement (subsection 10.3).

3.4.4 In reviewing an application, the Development Officer may require a copy of a permit or seek comment from the following ministries, agencies or stakeholders, but not limited to:

- a) English River First Nation or Métis Local #67 regarding adjacent land use compatibility issues or other impacts.
- b) Water Security Agency regarding flood prone land.
- c) Ministry of Highways.
- d) Ministry of Environment.
- e) Water Security Agency.

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- f) Saskatchewan Conservation Data Centre regarding proximity to sensitive species.
- g) Ministry of Parks, Culture and Sport, Heritage Conservation branch regarding potential heritage sensitivity.
- h) Saskatchewan Health Authority regarding on-site sanitary systems.

3.5 Discretionary Use Evaluation Criteria

3.5.1 In addition to the specific evaluation criteria noted in each zoning district schedule, the following criteria must be considered by council when reviewing a Discretionary Use application.

- a) the proposal must be in conformance with the Hamlet's Official Community Plan, Zoning Bylaw, zoning district purpose, and provincial land use policies and Statements of Provincial Interest.
- b) site layout, density and appearance:
 - i) the scale and intensity of the proposed use must be relatively consistent with:
 - a. uses allowed in the zoning district.
 - b. existing uses in the zoning district.
 - c. developments in the vicinity of the proposal
 - ii) the appearance of the site must be relatively consistent with the character of the area, including adequate buffering, screening and landscaping.
- c) municipal servicing:
 - i) the use must be capable of being serviced, including:
 - a. water (e.g. consumption and demand)
 - b. sewer (e.g. volume)
 - c. drainage (e.g. volume and direction)
 - d. solid waste disposal (e.g. volume and type)
 - e. utilities (e.g. power and gas)
 - f. roadways (e.g. access, capacity and weight classification)
 - g. emergency services (e.g. access and fire fighting capacity)
- d) traffic and parking:
 - i) the volume and vehicle type of traffic generated by the use will not vary significantly from the existing traffic type and volume in the area.
 - ii) parking is adequate for the use.
 - iii) access to, from and within the site must be located appropriately to avoid

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any traffic hazards and to accommodate emergency response vehicles.

- e) environmental and public safety:
 - i) types and volumes of goods and materials stored on site must not pose any danger to the surrounding properties.
 - ii) emissions from the use (i.e. noise, dust, odour, light, etc.) must not adversely affect the environment or surrounding properties.
 - iii) impacts from storm water runoff should not adversely affect ground water or flooding of adjacent properties.
 - iv) there is no significant impact on wildlife habitat and wetlands.
- f) consultation:
 - i) comments received from the public.
 - ii) comments received from all levels of governments, other jurisdictions, agencies and other stakeholders.

What is a Discretionary Use?

In this Zoning Bylaw, uses are Permitted or Discretionary. Discretionary Uses are uses that may or may not be appropriate in certain zoning districts and requires council's consideration and approval. While it is ultimately up to council's discretion to approve a discretionary use, council is required to consider the general and specific evaluation criteria in this Bylaw when documenting and arriving at their decision. Evaluation criteria are intended to provide a robust justification for council's decision. The Development Officer also bases the content of their report to council on the evaluation criteria.

Council is not obligated to approve a Discretionary Use application, as not all evaluation criteria are points that can be objectively "checked off", and the decision by its very name is up to council's discretion. For these reasons, the refusal of a Discretionary Use application cannot be appealed, only its conditions of approval.

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3.6 Issuing a Permit

3.6.1 After the Development Permit application has been reviewed, the Development Officer will issue a Notice of Decision:

- a) for approval of a Development Permit application listed in clause 3.1.1 (Development Permit Required), excluding discretionary uses:
 - i) state any development standards or conditions and the option to appeal any Development Permit conditions (subsection 3.8 Appealing a Permit).
- b) for approval of a discretionary use: state the reasons for the approval, any development standards or conditions, and the option to appeal any Development Permit conditions (subsection 3.8 Appealing a Permit). Council may prescribe specific development standards or conditions that are:
 - i) based on and consistent with the Discretionary Use Evaluation Criteria (subsection 3.5) and the Discretionary Use Standards and Evaluation Criteria of the applicable zoning district.
 - ii) in the opinion of the council, are necessary to meet the objectives of the Zoning Bylaw with respect to:
 - a. the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings.
 - b. accessibility and traffic patterns for persons and vehicles, traffic type and volume, and adequate parking and loading.
 - c. safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour.
 - d. landscaping, screening, and open spaces but not including the colour, texture or type of materials and architectural detail.
- c) for a refusal for a Development Permit application listed in clause 3.1.1 (Development Permit Required):
 - i) state the reasons for the refusal and the option to appeal (subsection 3.8 Appealing a Permit).
- d) for a use not listed in the zoning district and where a Bylaw Amendment Application has not been applied for or has been refused:
 - i) issue a refusal and indicate that this decision cannot be appealed (following subsection 3.8 Appealing a Permit).
- e) for a minor variance:
 - i) for approval: see subsection 60(5) of the Act.
 - ii) for refusal: applicant notified in writing of the refusal, including reasons for the refusal.

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3.7 Validity of a Permit

3.7.1 A Development Permit is invalid if:

- a) construction of the building has not started within 12 months and completed within 24 months of the Development Permit issue date.
 - i) a Development Permit extension may be granted for an additional 12 month period by the Development Officer.
- b) the use has not started within 24 months.
- c) the use ceases and is replaced by another.
- d) a discretionary use is approved for a limited time period and the time period has expired.
- e) a contract zoning agreement has expired or has been voided.

3.7.2 Where a permit is invalid:

- a) the Development Officer must notify the applicant of the expiry in writing by registered mail.
- b) the use of land and buildings must cease until the proponent submits a new Development Permit application and a new Development Permit is issued.

3.8 Appealing a Permit

3.8.1 Any person can appeal a Development Permit decision to the Development Appeals Board.

3.8.2 The appellant must submit their written notice of intention to appeal, and the appeal fee, to the secretary of the Development Appeals Board within 30 days of the issue date of the Notice of Decision.

3.8.3 A Development Permit decision may be appealed by any person affected by:

- a) the approval of Development Permit where it is alleged the Development Officer misapplied the Zoning Bylaw in approving the proposal.
- b) the refusal of a Development Permit because the proposal contravenes the Zoning Bylaw.
- c) council's approval of a discretionary use with development standards or conditions (only the standards or conditions may be appealed).
- d) the refusal of, approval with terms and conditions of, or revocation of an approval to, a Minor Variance application.

3.8.4 An appeal may not be made to a Development Appeals Board where:

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- a) a refusal is issued because a proposal is not a permitted use, or not a permitted intensity of use in the Zoning Bylaw.
 - b) a discretionary use application is refused.
 - c) council refuses to amend the Zoning Bylaw or rezone land.
- 3.8.5 Notwithstanding anything in the Act, Municipal Heritage Property appeals must follow Part III of *The Heritage Property Act*.

4 DEVELOPING A LOT

4.1 General Regulations

- 4.1.1 A single lot or parcel, including a condominium unit, a leased area, and lots and parcels that are tied, are considered a single lot for development purposes.
- 4.1.2 Aside from multiple unit dwelling, row, development must be contained within a single lot.
- a) Proposed development across multiple lots requires lot consolidation or a parcel tie, following policy 8.3.8 of the OCP.
- 4.1.3 In cases of consolidation or lot dimension adjustment:
- a) Two or more lots with frontage on the same street: frontage will remain the same.
 - b) Two or more lots with frontage on different streets: the shorter of the sides is the frontage, unless otherwise determined at the discretion of council.
- 4.1.4 For bare land condominiums, the individual units need to meet the zoning district lot requirements.
- 4.1.5 Determination of front, rear and side lot lines for irregularly shaped lots is up to the discretion of the Development Officer.

Can I Build a Garage on a Lot Next to My House?

A garage is considered an accessory building and cannot be a standalone building on a single lot, therefore you need to either consolidate the lots or parcel tie the lots so that they are considered one lot for development purposes. Note that the approval of a consolidation or parcel tie is at the discretion of council.

It is important to remember that removal of a parcel tie requires subdivision approval and must meet the requirements of the Zoning Bylaw. This means that if you build a garage on the lot next to you, the parcel tie would be unable to be removed as a garage cannot be a standalone building on a single lot.

4.2 Number of Buildings, Structures and Uses on a Lot

- 4.2.1 Principal buildings and uses:
- a) more than one principal building and principal use is allowed on a lot in all zoning districts, except in any Residential district. In any Residential district:
 - i) only one principal use is allowed on a lot.
 - ii) only one principal building is allowed on a lot.

4. DEVELOPING A LOT

4.2.2 Accessory buildings:

- a) any Commercial district, RP – Recreation and Park district and FD – Future Development district: there is no limit to the number of accessory buildings allowed on a lot, however accessory buildings are subject to the Lot and Building Height Requirements set out in each zoning district schedule.
- b) any Residential district: there is no limit to the number of accessory buildings; however, the combined floor area of all accessory buildings, including detached garages, must not exceed 100 m² (1076.4 ft²), and are subject to the Lot and Building Height Requirements set out in each zoning district schedule.

4.2.3 Accessory structures: there is no limit to the number of accessory structures allowed in any zoning district; however, accessory structures are subject to the Lot and Building Height Requirements set out in each zoning district schedule.

4.2.4 All buildings must be located at least 1 m (3.3 ft) apart.

4.2.5 Secondary uses: there is no limit to the number of secondary uses allowed in any zoning district, subject to clause 6.4.1 (secondary suites).

4.3 Fences and Privacy Walls

4.3.1 In this section:

- a) “effective ground level” means the highest level of ground within 1 m (3.28 ft) horizontally in any direction from the point being considered.
- b) “height” means the measurement from the base of the fence at the effective ground level to the top of the finished fence, shrub or structure.

Where is My Property Boundary?

The lot line is the legal edge of your property, but it might not be the same as the fence or edge of the street. If you are unsure, you can hire a surveyor to mark your property lines exactly.

4.3.2 Maximum fence heights are set out in Table 1:

Table 1: Maximum Height for Fences

	Front Yard	Side Yard	Rear Yard
Residential districts	1 m (3.3 ft)	2 m (6.6 ft)	
All other zoning districts	2.5 m (8.2 ft)		
Temporary construction fences	No limit		
Fences associated with public works and public parks			

4. DEVELOPING A LOT

- 4.3.3 If there is a grade difference where a fence is to be erected, the installation of a retaining wall prior to fence construction may be required.
- 4.3.4 In any Commercial district:
- where the zoning district abuts any Residential district without an intervening street or lane, the Development Officer may require a fence to be installed.
 - where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- 4.3.5 Barbed or razor wire fences:
- are prohibited in any Residential district.
 - cannot be the primary fence construction material.
 - barbed or razor wire components must be at a height of 1.83 m (6 ft) and above, must not exceed a height of 0.6 m (2 ft).
- 4.3.6 Electrified fences are prohibited in every zoning district.
- 4.3.7 The following height restrictions apply to privacy walls:
- when located in the setback area, privacy walls are held to the same regulations as fences.
 - when attached to a principal building, privacy walls are held to the same height and setback restrictions of the principal building.
 - when attached to an accessory building or structure, privacy walls are held to the same height and setback restrictions as the accessory building or structure.

Fence vs Privacy Wall

A fence is a structure that runs along or near the property boundary, or divides a front, side or rear yard from each other.

A privacy wall is typically attached to a raised deck and cannot exceed the maximum building height and must meet the setback requirements of the district.

4.4 Yard Encroachments

- 4.4.1 Table 2 sets out allowable yard encroachments.

Table 2: Allowable Yard Encroachments

Item	Front Yard	Side & Rear Yard
<ul style="list-style-type: none">bay and bow windowswheel chair rampdecks and porcheseaves and gutterssimilar non-structural projections	No closer than 3m (9.8 ft) from the lot line	No closer than 0.5 m (1.6 ft) from the lot line

4. DEVELOPING A LOT

4.5 Sight Triangles

4.5.1 Sight triangles apply in all zoning districts.

4.5.2 A sight triangle is measured 6.1 m (20 ft) from the intersection point of where two streets abut land, with the two extreme points joined on a diagonal (Figure 1).

4.5.3 Subject to clause 4.5.4, the following are prohibited in a sight triangle:

- a) a building.
- b) a fence, tree, hedge, bush or other vegetation, with a height greater than or equal to 1 m (3.3 ft) as measured from grade of the street that abuts the lot.
- c) parking spaces.
- d) encroachments as listed in subsection 4.4.
- e) structure or use which obstructs the vision of drivers.

4.5.4 The following are allowed in any sight triangle:

- a) government signage and government sign posts.
- b) fire hydrants and traffic control devices.
- c) utility poles and one utility transmission or control device.
- d) structure or use which does not obstruct the vision of drivers.

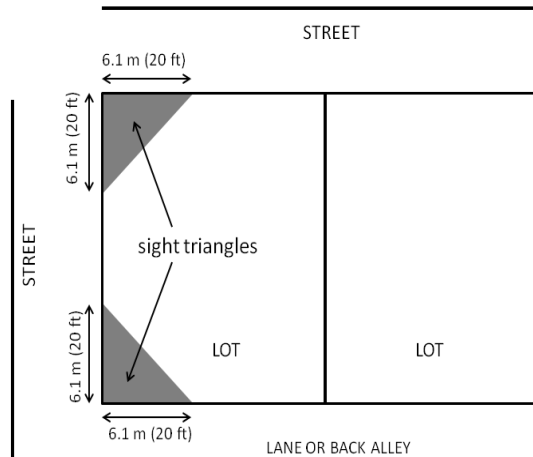


Figure 1 – Sight Triangle

4.6 Building Lines

4.6.1 Where a front building line has been established by existing buildings in a block, and is less than 6 metres from the front lot line, new construction may conform to this established building line, provided the established building line is not less than 3 metres from the front lot line.

4.7 Excavation, Filling, Grading and Drainage Activities

4.7.1 Excavation, filling, grading, drainage activities or placement of fill must:

- a) be located entirely within the boundaries of the lot.
- b) not create excessive noise, dust or odour.
- c) not adversely impact natural drainage patterns, surface drainage or land stability, either on the lot or adjacent lots.

4. DEVELOPING A LOT

- 4.7.2 A site plan or grading and drainage plan prepared by a professional engineer may be required by the Development Officer.
- 4.7.3 Excavation, filling, grading and drainage activities near a shoreline, watercourse or wetland may require comment or an Aquatic Habitat Protection permit from the Water Security Agency.

4.8 Landscaping

- 4.8.1 Within 14 months of the construction of a principal building, exposed soil must be covered by soft landscaping (e.g. grass, flower beds, cultivated gardens, shrubs) or hard landscaping (e.g. crushed gravel, shale) for the following yard areas:
- a) Residential districts: front, side and rear yards.
 - b) Commercial districts: front yard.
- 4.8.2 The following yard areas must be landscaped within 30 days upon completion of excavation, filling, or grading activities not related to the construction of a principal building:
- a) Residential district: front, side and rear yards.
 - b) Commercial districts: front yard.

4.9 Tree and Shrub Removal

- 4.9.1 For new development, the Development Officer may require or may allow trees to be removed/relocated/replaced on the lot to address:
- a) reasonable access the property.
 - b) tree disease or infestation.
 - c) safety of persons or property.
 - d) unusual hardship or development challenges in the opinion of the Development Officer.
 - e) construction of public works and parks and green space.
- 4.9.2 Tree and shrub removal near a shoreline, watercourse or wetland may be referred to the Water Security Agency.
- 4.9.3 Tree and shrub removal must not occur where it may have a negative impact on soil stability.
- 4.9.4 Nothing in this section prevents the application of good practices for the protection of buildings or values at risk from wildfire.

4. DEVELOPING A LOT

4.10 Internal Roadways

- 4.10.1 Internal roadways must be at least 7.5 m (24.6 ft) in width. The minimum width may be increased by council based on consultation with the fire chief.
- 4.10.2 With the exception of the driveway accessing the internal roadway from the street, the internal roadway is not allowed in any setback area.

4.11 Parking

- 4.11.1 On-site parking requirements are set out in Table 3 below. Where a calculation results in a fractional number, the total number of required parking spaces is rounded up.

Table 3: On-Site Parking Requirements

Use	Minimum Required Parking Spaces
Commercial or Office Complex, with dwelling unit(s)	One parking space per dwelling unit.
Multiple unit dwelling, stacked	A minimum of 1.2 parking spaces per dwelling unit.
Multiple unit dwelling, row	a) where units are side by side: a minimum of two parking spaces per dwelling unit. b) where units are back-to-back: a minimum of 1.2 parking spaces per dwelling unit.
Personal care home and private service home.	Staff parking must be accommodated on site.
Secondary suite	One parking space per secondary suite.

4.12 Water and Sewer Servicing

- 4.12.1 The Development Officer may deny a Development Permit application where the water and sewer system capacity is insufficient to support the proposed use.
- 4.12.2 All buildings containing washroom facilities must be connected to the municipal water and sewer system, where available, at the owner's expense.
- 4.12.3 Where the municipal water and sewer system is not available:
- a) the owner is required to provide self-contained, on-site water and sanitary systems, approved by the Public Health Inspector and the developer must provide confirmation that regular sewage hauling and capacity are available.
 - b) multiple unit dwellings are not allowed.

5 DEVELOPMENT CONSIDERATIONS

5.1 Flood Hazard Area

5.1.1 For application for the development of new buildings or additions to buildings that may be at risk of flooding, the Development Officer:

- a) may seek comment from a professional hydrologist (such as the Water Security Agency) to determine whether a building or lot is located in the floodway or flood fringe and any comments on site suitability.
- b) may require the applicant to provide site elevations provided by a Saskatchewan Land Surveyor.

Flood Hazard Note

Dore Lake does not have a history of flooding or an established estimated peak water level.

An estimated peak water level may be determined at the time of a future subdivision.

5.1.2 If a professional hydrologist deems the development to be in the floodway:

- a) new buildings and additions to buildings are prohibited.
- b) uses that do not impede flood waters are allowed such as, but not limited to, parks and green space, parking lots, gazebos, and fitness trails.

5.1.3 If a professional hydrologist deems the development to be in the flood fringe:

- a) the first habitable floor of a new building, or an addition to a building, must be built to a Minimum Building Elevation of 0.5m above the 1:500 flood event elevation.
- b) no habitable space is permitted below the Minimum Building Elevation (Figure 2):
 - i) any space below the Minimum Building Elevation must be flood-proofed. The flood-proof design must be developed by a professional engineer or licensed architect.
- c) residential facilities (such as a hospital or special-care home), where flooding could pose a significant threat to the safety of residents if evacuation became necessary, will require the following documentation attached to their application for development:
 - i) emergency evacuation plan in the case of a flood event.
 - ii) written comment from the local fire department and relevant emergency response agencies regarding their capacity to respond to and assist in a flood event.

5. DEVELOPMENT CONSIDERATIONS

- d) the Development Officer should also consider:
 - i) comments received by the Saskatchewan Public Safety Agency, Hamlet staff or any other referral as appropriate.
 - ii) lot access and road suitability.

- 5.1.4 Existing buildings and parcels of land wholly within in the Flood Hazard Area that do not meet the flood fringe or floodway development regulations in this Zoning Bylaw are considered legal non-conforming buildings and must follow subsection 1.5 Existing Buildings, Uses and Lots.
- 5.1.5 The Development Officer may incorporate any actions identified in a professional assessment pursuant to this section as Development Permit conditions.
- 5.1.6 The Development Officer may refuse a permit for any development in the Flood Hazard Area where the proposed mitigation actions will result in excessive municipal cost or liability.

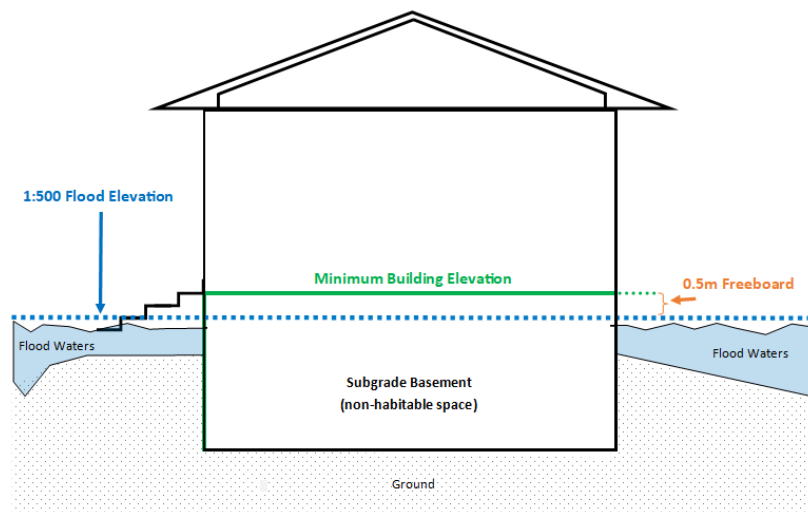


Figure 2 – Minimum Building Elevation

5.2 Shoreline Area Development

- 5.2.1 The following are considered when reviewing a Development Permit application along the shoreline or within the shoreline boundary area (Figure 3 – Shoreline Area):
 - a) any permits required from provincial and federal ministries, agencies and crowns, charged with the protection and conservation of shorelines and water bodies, such as the Ministry of Environment, Fisheries and Oceans Canada and the Water Security Agency.
 - b) Flood Hazard Area location (see subsection 5.1).
 - c) hazardous substance and material storage (see subsection 5.3).

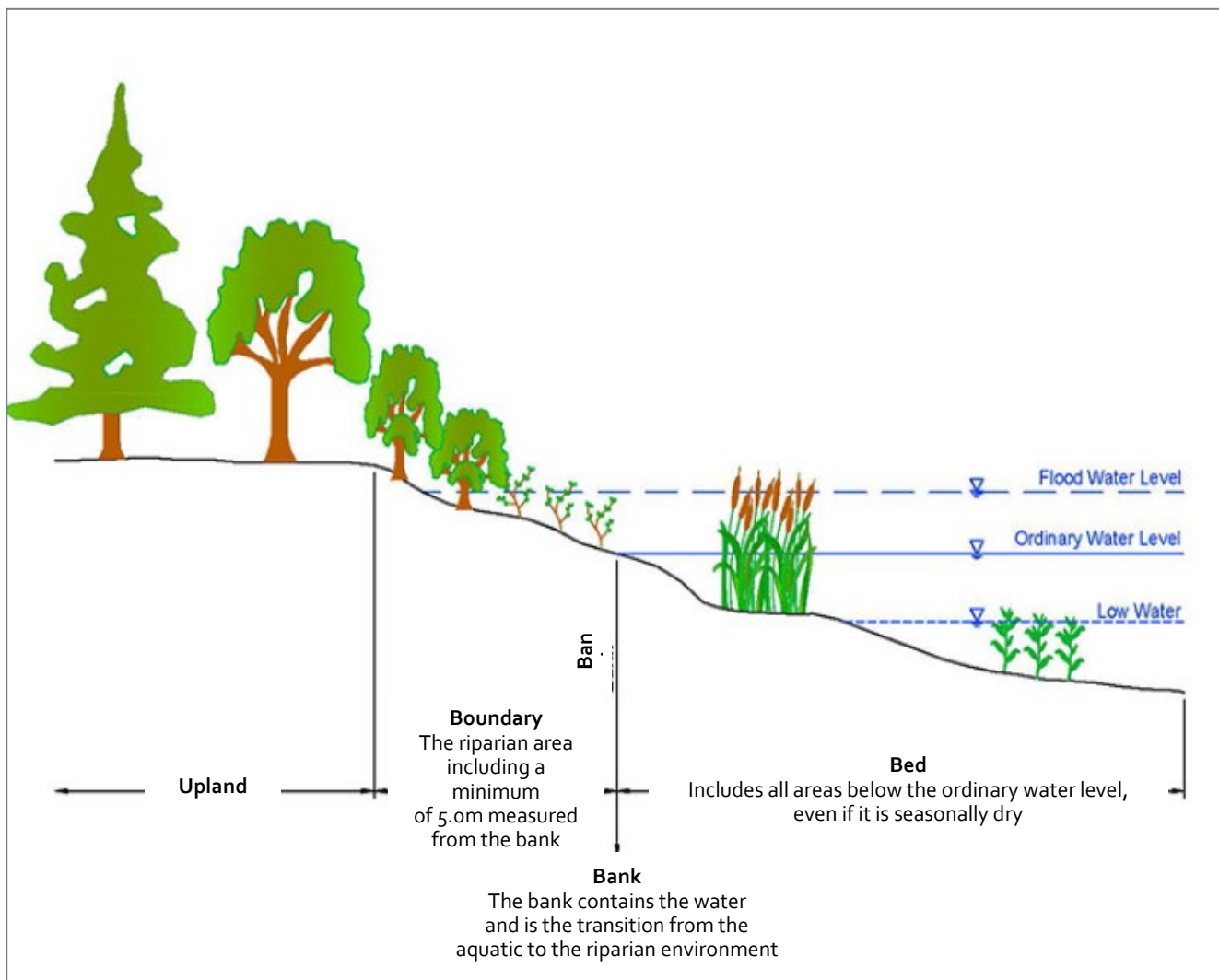
5. DEVELOPMENT CONSIDERATIONS

- d) unstable land (see subsection 5.5).
- e) identification of and impact on heritage or culturally sensitive areas (see subsection 5.6).

5.2.2 The Development Officer may require a performance bond from the applicant to ensure appropriate remediation of the site.

5.2.3 The development, sale, lease of, and public access to, dedicated shoreline parcels must follow Part IX of the Act and *The Dedicated Lands Regulations, 2009*.

Figure 3 – Shoreline Area



Source: Adapted from the Water Security Agency

5. DEVELOPMENT CONSIDERATIONS

5.3 Hazardous Substance Storage and Contaminated Sites

- 5.3.1 Any proposed development that stores or produces hazardous substances must follow subclause 3.4.4d) regarding approval for storing hazardous substances on site.
- 5.3.2 Where proposed development is located on a lot registered with the Ministry of Environment's environmentally impacted sites registry or the Federal Contaminated Sites Inventory, the development must be compatible with the condition of the site as disclosed in the registry documents or federal inventory, including any corrective actions plans or environmental protection plans.
- 5.3.3 Where proposed development is located on a lot that may be contaminated, the Development Officer may seek comment from the Ministry of Environment.
 - a) the Development Officer may require a performance bond for lots that store hazardous substances or waste dangerous goods to ensure the completion of any provincial or federal corrective action plan or environmental protection plan. Performance bonds may be registered as an interest on the title.
- 5.3.4 Where proposed development is located on land that is considered to be contaminated or is for a hazardous use, separation distances from hazardous uses are subject to subsection 5.4.
- 5.3.5 The Development Officer may incorporate any actions identified in a professional assessment pursuant to this section as Development Permit conditions.
- 5.3.6 The Development Officer may refuse a permit where proposed mitigation actions may result in excessive municipal costs or liability.

5.4 Separation Distances

- 5.4.1 Applications for development within 500 m (1640 ft) of a hazardous substance storage or waste dangerous goods facility will be referred to the Ministry of Environment.
- 5.4.2 Applications for development in the vicinity of an airport or heliport must be referred to the Ministry of Highways to ensure that development does not interfere with visibility (building heights, exhaust plumes, reflective surfaces), communication (interference), obstacles, wildlife attraction, and future airport or heliport expansion.

5. DEVELOPMENT CONSIDERATIONS

5.4.3 Separation distances between certain types of developments and existing uses are set in Table 4 and Table 5:

Table 4: Industrial Separation Distances

		Existing Use			
		Water Course/Water Body	Residential	Commercial	Community Service*
Proposed Development					
Non-hazardous Industrial		As determined by Ministry of Environment	10m	10m	No separation distance
Hazardous Substance and Waste Dangerous Goods Storage or Collection Site		As determined by Ministry of Environment			
LEGEND					
	Established by council. * Community service includes uses such as hospitals, school, day care centre, supportive living homes.				

5. DEVELOPMENT CONSIDERATIONS

Table 5: Separation Distances

Proposed Development	Facultative Lagoon	Mechanical Treatment Facility	Landfill	Water Course/ Water Body	Private or Municipal Well	Public Highway
Residential area or dwelling unit	550 m *	550 m *	500 m **			
Anywhere food is prepared or consumed, or where people sleep (restaurant, cafeteria, hotel, tourist camp, etc.)	300 m †	300 m †	500 m †			
Commercial Area	300 m †	300 m †	100 m			
Public Building (school, hospital, library, Hamlet office, community hall)	550 m †	300 m †	500m †			
Open space and recreation area	50 m from a structure, otherwise no separation distance					
Cemetery	100 m	50 m	500 m	100 m	100 m	55 m

LEGEND

	Established by council. † Based on the legislated separation distance of the existing use to the proposed development.
	Provincially legislated separation distance, unless the provincial authority permit and Hamlet council resolution state otherwise.
	No separation distance.

MEASUREMENTS

Facultative Lagoon & Mechanical Treatment Facility: the physical distance between: (a) the outside edge of a liquid surface in a facultative lagoon or a mechanical treatment facility; and (b) the closest corner or side of the nearest single isolated residence, built-up residential area, institutional area or commercial area. (Table 1, s.10 *The Waterworks and Sewage Works Regulations, 2015*).

Landfill: the physical distance from the landfill lot boundary to the proposed development lot, building, or area.

Cemetery to Roadway: measured to the centreline or as determined by the Hamlet.

* If residential development falls between 457 m and 550 m, the Development Officer must consult with SaskWater to ensure there is no conflict with future lagoon expansion plans. If future expansion plans exist, the separation distance of 550m applies. If no future expansion plans, a separation distance of 457m applies.

** If residential development falls between 457 m and 500 m, the Development Officer must consult with the Ministry of Environment to ensure there is no conflict with future landfill expansion plans. If future expansion plans exist, the separation distance of 500m applies. If no future expansion plans, a separation distance of 457m applies.

5. DEVELOPMENT CONSIDERATIONS

5.5 Unstable Land

- 5.5.1 If a proposed development is within 50m (164 ft) of a slope, slumping area or an otherwise unstable area, the Development Officer may require the applicant to submit a report prepared by a professional engineer to determine whether the lot is suitable for the proposed development, including any required mitigation measures. Consideration will also be given to impacts on adjacent properties and contamination of water sources.
- 5.5.2 The Development Officer may require the distance to the unstable land to be confirmed by a Saskatchewan Land Surveyor at the applicant's expense.
- 5.5.3 The Development Officer may refuse a permit where proposed mitigation actions may result in excessive municipal costs or liability.

5.6 Heritage Sensitive Sites and Properties

- 5.6.1 Where a proposed development may impact an identified or potential heritage sensitive site, the application should be referred to the Ministry of Parks, Culture and Sport, Heritage Conservation branch and the Métis Local #67 for comment.
- 5.6.2 Notwithstanding anything in the Act, the designation, management, record keeping and demolition of designated municipal heritage properties, or the designation of a municipal heritage district, must follow Part III of *The Heritage Property Act*.

5.7 Highway Right of Way

- 5.7.1 Proposed development located within 90 m (295.3 ft) of the boundary of the Highway 924 right of way must apply for a Roadside Development Permit from the Ministry of Highways.
- 5.7.2 Proposed Highway 924 access points require the approval of the Ministry of Highways.

6 GENERAL RESIDENTIAL

6.1 Home Based Business

- 6.1.1 Must clearly be a secondary use.
- 6.1.2 Traffic resulting from the home based business will not vary significantly from the existing traffic type and volume in the area.
- 6.1.3 The appearance of the site must be relatively consistent with the character of the residential area.
- 6.1.4 Signage must follow subsection 8.7 Signs.
- 6.1.5 Cannot occupy more than 25% of the floor area of the principal building.

Is Working from Home a Home Based Business?

If you work from home, but do not have any product for sale or customers coming to your home, then you do not need a Development Permit for a home based business. (e.g. working remotely or virtually)

6.2 Recreation Vehicles (RV)

- 6.2.1 A Recreation Vehicle (RV) is not a dwelling.

6.3 Modular, Mobile and Ready-to-Move Home

- 6.3.1 Wherever a single detached dwelling is allowed in a zoning district, it may be in the form of a mobile home, modular home or a ready-to-move home.
- 6.3.2 Mobile homes, modular homes or ready-to-move homes must either be attached to a permanent foundation, basement or be anchored to the ground, including any structural additions.
- 6.3.3 Mobile homes must be skirted.

6.4 Secondary Suite

- 6.4.1 A maximum of two secondary suites are allowed on a lot.
- 6.4.2 Garden suites or garage suites:
 - a) can only be located in the rear or side yard.
 - b) must be connected to the water and sewer service of the principal building.
 - c) maximum gross floor area is 65% of the principal dwelling or 60 m² (646 ft²), whichever is less.
 - d) cannot not be in the form of a mobile home.

7 GENERAL COMMERCIAL REGULATIONS

7.1 Campgrounds and Outfitter Camps

- 7.1.1 A site plan must be submitted with the Development Permit application, identifying buildings, the location of roadways and campsites, with dimensions, and any filling or clearing of land.
- 7.1.2 Must have a minimum buffer area of 4.5 m (14.8 ft) in width abutting the lot boundary. This area cannot contain any buildings, campsites or roadways.
- 7.1.3 Each accommodation unit must be clearly marked and have direct vehicle access.
- 7.1.4 Internal roadways must follow subsection 4.10.

7.2 Dwelling Units in a Commercial District

- 7.2.1 The dwelling must have an entrance separate from the commercial use.
- 7.2.2 Commercial development is not allowed on a floor higher than the lowest residential unit.
- 7.2.3 Can only be located above the ground level floor or on the ground level not fronting the street.
- 7.2.4 Commercial uses must comprise a minimum of 70% of the building's ground level floor area.
- 7.2.5 Principal commercial uses on the lot cannot include a gas station or parking lot.

7.3 Gas Station

- 7.3.1 A site plan must be submitted with the Development Permit application, identifying the location and dimension of buildings, fuel pumps, above and below ground tank storage, and access points. The Development Officer may obtain the services of a professional consultant or the Ministry of Environment for comment.
- 7.3.2 Above ground fuel storage must follow subsection 8.3.
- 7.3.3 Access to the property and to the fuel pumps cannot conflict with traffic on adjacent streets or lanes.
- 7.3.4 Where a gas station occupies a corner lot, only one access can be located on the flanking street.
- 7.3.5 Copies of permits or written comment from the Ministry of Environment and the local fire department regarding any necessary permits or conditions for the storage of fuel

7. GENERAL COMMERCIAL REGULATIONS

must be included with the Development Permit application.

- 7.3.6 The Development Officer may require a performance bond from the applicant to ensure acceptable remediation of the site.

8 ACCESSORY BUILDINGS AND STRUCTURES

8.1 Accessory Buildings

- 8.1.1 Accessory buildings are subject to the following:
- a) are allowed in all zoning districts.
 - b) must be used in conjunction with an approved principal or secondary use.
 - c) must have a smaller footprint than the principal building.
 - d) may contain a dwelling unit only as an approved secondary suite.
 - e) the number of accessory buildings on a lot are regulated in subsection 4.2.
- 8.1.2 Accessory buildings must not be constructed or placed on a lot prior to the construction of the principal building except where the accessory building will be used for the storage during the construction of the the principal building (see subclause 8.6.2a) regarding shipping containers).
- a) If the principal building is not completed in the time period required, the accessory building must be removed.

How Do I Get Approval to Build a Garage?

To get approval to build a garage, you must submit a Development Permit application to the Hamlet office. It is important to note that a house must already be on the site before a garage can be built. Part of the application will require a site plan showing the proposed garage with setback distances to each lot line, as well as other buildings on the site and where the garage will access the street or lane. The Hamlet Administrator will review the application for conformance with the Zoning Bylaw, and if meets the requirements, will issue a Development Permit.

8.2 Accessory Structures

- 8.2.1 With the exception of signs (subsection 8.7), accessory structures are subject to the following:
- a) are allowed in all zoning districts.
 - b) the number of accessory structures on a lot are regulated in subsection 4.2.

8.3 Above Ground Fuel Storage

- 8.3.1 Allowed when required for the operation of a principal use and on the same lot as the principal building.

8. ACCESSORY BUILDINGS AND STRUCTURES

- 8.3.2 Copies of permits or written comment from the Ministry of Environment and the local fire department must be included with the Development Permit application.
- 8.3.3 With the exception of residential storage tanks and multiple tanks on one lot with a cumulative storage capacity of less than 4,000 litres (1056.7 US gallons), above ground fuel storage tanks and their dispensing equipment must be:
- a) located 7.5 m (24.6 ft) from the front lot line and 3.0 m (9.8 ft) from the side and rear lot lines.
 - b) located 15.0 m (49.2 ft) from the boundary of a Residential district.
 - c) accessible for emergency response purposes.
 - d) protected from vehicles with suitable posts, guardrails or other similar means.

8.4 Docks

- 8.4.1 Temporary docks must be removed before freeze-up.
- 8.4.2 Docks cannot have a roof or covered structure.
- 8.4.3 Boathouses are prohibited.

8.5 Portable Shelters

- 8.5.1 Cannot be located in the front yard.
- 8.5.2 Must be adequately anchored to the ground.
- 8.5.3 Cannot be electrically wired or heated.
- 8.5.4 Table 6 sets out maximum portable shelter size dimensions.

Table 6: Portable Shelter Size

Districts	Maximum Overall Height	Maximum Size
All Residential zoning districts CCS – Commercial and Community Service FD – Future Development	4.5 m (14.8 ft)	27 m ² (290.6 ft ²)

8.6 Shipping Containers

- 8.6.1 Are allowed as an accessory building in all zoning districts.
- 8.6.2 In any residential district:
- a) one shipping container is allowed on the lot during the construction of a principal building for the storage of construction materials and equipment.

8. ACCESSORY BUILDINGS AND STRUCTURES

- b) one shipping container is allowed as an accessory building, provided it is:
 - i) located in the rear yard
 - ii) placed on a compacted surface
 - iii) painted or sided

8.6.3 Where a storage unit facility is an allowed use in a district, the principal buildings may be in the form of shipping containers, and are not regulated as an accessory building.

8.6.4 Cannot be used for the storage of hazardous substances.

8.6.5 Cannot be stacked.

8.7 Signs

8.7.1 In the R - Residential district, excluding house numbering signs:

- a) maximum height for free standing signs is 1.5 m (4.9 ft).
- b) maximum facial area for all signs is 0.6 m² (6.5 ft²).

8.7.2 The base of a free standing sign must be at least 3 m (9.8 ft) from a lot line.

8.7.3 Must not project over a lot line.

8.7.4 Cannot be attached to or maintained on trees, utility poles, or drawn or painted on rocks or other natural features.

8.7.5 Must not interfere with utility poles and lines.

8.7.6 Are subject to subsection 4.5 Sight Triangles.

8.7.7 The light source from illuminated signs must be shielded from direct view from any roadway or site boundary.

8.7.8 Flashing signs are prohibited in all districts.

8.7.9 The development officer may direct and order the removal of a sign which is in an unsafe or dilapidated condition.

8.8 Solar Panels

8.8.1 Solar panels affixed to a principal or accessory building cannot exceed the zoning district maximum building height or extend beyond the roof edge.

8.8.2 Ground mounted solar panels must not be in a front yard in any Residential district.

9 PUBLIC WORKS AND PUBLIC LAND

9.1 Communication Tower

- 9.1.1 Communication antennas or towers are permitted in all zoning districts.
- 9.1.2 Must follow Industry Canada regulations for Radio Communication and Broadcasting Antenna Systems.
- 9.1.3 Must follow Transport Canada requirements for aircraft flight paths and the obstruction limitation surface.

9.2 Public Works

- 9.2.1 Public works, except for a lagoon and landfill, are permitted uses in every zoning district. Lot and yard requirements do not apply unless otherwise specified in this Bylaw.

9.3 Hamlet Owned Land

- 9.3.1 The development, sale, lease of, and public access to, dedicated shoreline parcels must follow Part IX of the Act and *The Dedicated Lands Regulations, 2009*.
- 9.3.2 Public parks and green space is a permitted use in every zoning district. Lot and yard requirements do not apply unless otherwise specified in this Bylaw.
- 9.3.3 Development on land that is not dedicated must be regulated by an agreement between the Hamlet and the developer. This can include, but is not limited to, a lease agreement or a letter of understanding. Council may seek professional counsel in the development of any agreement.

10 ZONING DISTRICTS AND ZONING MAPS

10.1 Classification of Zoning Districts

- 10.1.1 For the purpose of this Bylaw, the Hamlet is divided into the following zoning districts. The districts may be referred to by the appropriate symbol, as shown in Table 7: Zoning Districts.
- 10.1.2 The Zoning Districts maps in Schedule 1 form part of this Bylaw and are signed by the Mayor and Administrator under the seal of the Hamlet.

Table 7: Zoning Districts

District	Symbol
Recreation and Park	RP
Residential	R
Commercial and Community Service	CCS
Future Development	FD

10.2 Boundaries of Zoning Districts

- 10.2.1 Unless otherwise shown on the Zoning Districts map, the boundaries of the Zoning Districts are lot or parcel lines.
- 10.2.2 Where a Zoning District boundary is also a lot or parcel boundary, and the lot or parcel boundary moves by the process of subdivision, the Zoning District boundary will also move with that lot or parcel boundary.

10.3 Contract Zoning

- 10.3.1 Council may enter into a contract zoning agreement to rezone land for a specified proposal in accordance with the policies in the OCP and subject to provisions set out in section 69 of the Act.
- 10.3.2 A contract zoning agreement does not take effect until the Zoning Bylaw amendment is passed by council and the agreement is registered as an interest on the title.
- 10.3.3 Entering into an agreement, amending an agreement, mutually cancelling an agreement, or removing an expired or voided agreement is considered an amendment to the Zoning Bylaw and is subject to subsection 2.3 Amending the Zoning Bylaw.

10. ZONING DISTRICTS AND ZONING MAPS

- 10.3.4 Council may void an agreement by resolution if:
- a) any land or buildings that are the subject to the agreement are developed or used contrary to the provisions of the agreement; or
 - b) the development fails to meet a time limit prescribed in the agreement.
- 10.3.5 For the voiding of an contract zoning agreement, notice of council's intent to void an agreement must comply with the notification requirements under subsection 69(9) of the Act.
- 10.3.6 The contract zoning district name is the name of an existing zoning district, ending with a (C), e.g. CCS – Commerical and Community Service (C). The (C) designator must also be marked on the appropriate lot on the Zoning District map.
- 10.3.7 Contract zoning agreements will be attached to this Bylaw as a schedule and forms part of this Bylaw.

Contract Zoning Agreements

Contract zoning is a tool used to accommodate a unique development proposal where amending the zoning bylaw, rezoning, or granting a minor variance would not accommodate the proposal. Through an agreement with the applicant, the land is rezoned as a contract zoning district and sets out uses, regulations and conditions that only apply to the proposed use. Once the use ends or the contract expires, the contract zoning district reverts to its original zoning district.

11 ZONING DISTRICT SCHEDULES

11.1 RP – Recreation and Park

- 11.1.1 The purpose of this district is to preserve and protect natural areas and heritage or culturally sensitive areas, accommodate public school sites, and to ensure public park and green space for recreational use.
- 11.1.2 Permitted Uses
- | | |
|--|--------------------------------|
| a) boat launch | g) dock |
| b) campground | h) education services |
| c) cemetery | i) fitness trail |
| d) community facility | j) indoor recreation facility |
| e) community garden or non-profit greenhouse | k) outdoor recreation facility |
| f) cultural facility | l) parking lot |
- 11.1.3 Discretionary Uses
- a) motorized vehicle trail
- 11.1.4 Discretionary Use Evaluation Criteria and Permit Conditions:
- a) applications are subject to subsection 3.5 Discretionary Use Evaluation Criteria.
- b) council may include conditions on approvals that include direction for any applicable fuel wood, timber salvage, or natural vegetation retention or landscaping.
- c) motorized vehicle trails or fitness trails must not create conflict with any traditional trapping activity.
- 11.1.5 Lot dimensions and building height requirements are set out in Table 8:

Table 8: RP - Recreation and Park Lot and Building Height Requirements

	Minimum Lot Frontage (m)	Minimum Lot Depth (m)	Minimum Front Yard Setback (m)	Minimum Side Yard Setback (m)	Minimum Rear Yard Setback (m)
Community facility Education services Indoor recreation facility Outdoor recreation facility	15	30	6	3	4.5
Campground Community Garden or non-profit greenhouse	-	-	4.5	4.5	4.5
All other uses	-	-	-	-	-
Accessory Buildings and Structures⁽¹⁾					
Less than 34.8 m ² (375 ft ²)	-	-	6	0.6	0.6
Greater than 34.8 m ² (375 ft ²)	-	-	6	3	0.6
Maximum Building Height					
Education services	12m				
Indoor recreation facility	12m				
All other buildings and structures	7.5m				

Notes: (1) Accessory structures such as light fixtures, flag poles and benches can be located 0.15 m (0.5ft) from property boundaries. Setbacks and height requirements for signs are regulated in subsection 8.7.

11.2 R – Residential

- 11.2.1 The purpose of this district is to support mixed density residential housing in a residential-focused neighbourhood setting.
- 11.2.2 Permitted Uses:
- | | |
|---|------------------------------------|
| a) child care centre | f) personal care home |
| b) community garden and non-profit greenhouse | g) private service home |
| c) multiple unit dwelling, row | h) religious assembly |
| d) multiple unit dwelling, stacked | i) secondary suite (secondary use) |
| e) outdoor recreation facility | j) single detached dwelling |
| | k) special-care home |
- 11.2.3 Discretionary Uses:
- a) home based business (secondary use)
- 11.2.4 Discretionary Use Evaluation Criteria and Conditions:
- a) applications are subject to subsection 3.5 Discretionary Use Evaluation Criteria.
- b) home based businesses are subject to subsection 6.1.
- 11.2.5 Lot dimensions and building height requirements are set out in Table 9:

Table 9: R - Residential Lot and Building Height Requirements

	Minimum Lot Frontage (m)	Minimum Lot Depth (m)	Minimum Front Yard Setback (m)	Minimum Side Yard Setback (m)	Minimum Rear Yard Setback (m)
Multiple unit dwelling, row	7.5 (per unit)	30	6	1.5 ⁽¹⁾⁽²⁾	4.5
Multiple unit dwelling, stacked	15	30	6	3	4.5
Religious facility	15	30	6	3	4.5
Outdoor recreation facility	-	-	6	1.5 ⁽¹⁾	4.5
All other uses	15	30	6	1.5 ⁽¹⁾	4.5
Accessory Buildings and Structures⁽³⁾					
Less than 34.8 m ² (375 ft ²)	-	-	6	0.6	0.6
Greater than 34.8 m ² (375 ft ²)	-	-	6	1.5	0.6
Maximum Building Height					
Principal buildings	10m				
Accessory buildings and structures	7.5m or no taller than the principal building, which ever is less.				

Notes: (1) Except for new construction on corner lots, where it is 3 m along a flanking street.

(2) Except where each unit is located on a separate lot, there is no side yard requirement along the common lot line.

(3) Accessory structures such as light fixtures, trellises, flag poles and house numbering art can be located 0.15 m (0.5ft) from property boundaries. Setbacks and height requirements for signs are regulated in subsection 8.7.

11.3 CCS – Commercial and Community Service

11.3.1 The purpose of this district is to support the concentrated development of commercial businesses and community services in the community.

11.3.2 Permitted Uses:

- | | |
|--|--|
| a) auction market | t) indoor recreation facility |
| b) automotive sales and rental | u) kennel |
| c) automotive service | v) light fleet services |
| d) child care centre | w) light industry |
| e) commercial entertainment establishment | x) medical treatment facility |
| f) commercial or office complex | y) office |
| g) commercial or office complex, with dwelling unit(s) | z) outdoor recreation facility |
| h) community facility | aa) parking lot |
| i) community garden or non-profit greenhouse | bb) personal commercial service |
| j) contractor services | cc) protective and emergency services |
| k) cultural facility | dd) public service |
| l) education services | ee) radio, television and communication facility |
| m) equipment rental | ff) recycling depot |
| n) funeral service | gg) religious assembly |
| o) gas station | hh) restaurant |
| p) greenhouse, market garden and plant nursery | ii) retail store |
| q) health services | jj) special-care home |
| r) heliport | kk) storage unit facility |
| s) hotel | ll) veterinary services |
| | mm) warehouse sales |

11.3.3 Discretionary Uses:

- | | |
|------------------------------------|-------------------|
| a) campground | c) outfitter camp |
| b) multiple unit dwelling, stacked | |

11.3.4 Discretionary Use Evaluation Criteria and Conditions:

- a) applications are subject to subsection 3.5 Discretionary Use Evaluation Criteria.
- b) campgrounds and outfitter camps are subject to subsection 7.1 Campgrounds and Outfitter Camps.
- c) multiple unit dwellings, stacked are subject to subsection 7.2 Dwelling Units in a Commercial District.

11.3.5 Lot dimensions and building height requirements are set out in Table 10:

Table 10: CCS - Commercial and Community Service Lot and Building Height Requirements

	Minimum Lot Frontage (m)	Minimum Lot Depth (m)	Minimum Front Yard Setback (m)	Minimum Side Yard Setback (m)	Minimum Rear Yard Setback (m)
Automotive sales and rental Hotel Gas station	22	30	7.5	1.5 ⁽¹⁾⁽²⁾	3
Parking lot	-	-	-	1.5	3
All other uses	15	30	4.5	1.5 ⁽¹⁾⁽²⁾	3
Accessory Building and Structures ⁽³⁾					
Less than 34.8 m ² (375 ft ²)	-	-	4.5	0.6	0.6
Greater than 34.8 m ² (375 ft ²)	-	-	4.5	1.5	0.6
Maximum Building Height					
Principal buildings	14m				
Accessory buildings and structures	7.5m				

Notes: (1) Except for new construction on corner lots, where it is 3 m along a flanking street.

(2) Except for new construction adjacent to an existing residential use, where it is 3 m along the common lot line.

(3) Accessory structures such as light fixtures, trellises, flag poles and civic addressing art can be located 0.15 m (0.5ft) from property boundaries. Setbacks and height requirements for above ground storage tanks are regulated in subsection 8.3 and signs are regulated in subsection 8.7.

11.4 FD – Future Development

- 11.4.1 The purpose of this district is to reserve land for future development by prohibiting permanent development, while providing for passive uses such as fitness trails, community gardens and outdoor recreation spaces.
- 11.4.2 Permitted Uses:
- | | |
|--|--------------------------------|
| a) boat launch | d) fitness trail |
| b) community garden or non-profit greenhouse | e) gravel storage |
| c) dock | f) outdoor recreation facility |
- 11.4.3 Discretionary Uses:
- | | |
|----------------------------|----------------|
| a) motorized vehicle trail | b) parking lot |
|----------------------------|----------------|
- 11.4.4 Discretionary Use Evaluation Criteria and Permit Conditions:
- a) applications are subject to subsection 3.5 Discretionary Use Evaluation Criteria.
 - b) motorized vehicle trails must not create conflict with any traditional trapping activity.
 - c) any connecting paths from a parking lot will be reviewed for potential impact on the surrounding environment.
- 11.4.5 Permanent structures are prohibited.
- 11.4.6 Fitness trails must not create conflict with any traditional trapping activity.
- 11.4.7 There are no lot or building height requirements for any uses.

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1:500 Flood Elevation – A 1:500 flood event is an overflowing of a large amount of water beyond its normal confines, with a probability of a 1/500, or 0.2% chance of happening in any given year or a 5 % chance within 25 years. See also **Flood Hazard Area**.

Above Ground Fuel Storage – the storage or supply of fuel, hazardous or flammable substances.

Abut – to have a common boundary with another lot. If a lane or street separates two lots, they do not abut.

Accessory Building – a building which is subordinate in floor area, footprint, extent and purpose to the principal building. Typical accessory buildings include garages and storage sheds. Accessory buildings attached to a principal building by a substantial roof structure are not considered an accessory building; they are considered as part of the principal building and are subject to the regulations of the principal building.

Accessory Structure – a structure that does not have an area that can be fully enclosed with a floor, full walls and a ceiling. Typical accessory structures include gazebos, solar panels and swimming pools.

Administrator – the Administrator of the Northern Hamlet of Dore Lake.

Adult Products and Services – the sale of adult or sexually explicit products or services.

Alteration – any structural change or addition made to any building or structure.

Animal Shelter – see **Kenel**.

Applicant – a developer or person applying for a Development Permit under this Bylaw.

Auction Market – a building or site used for the sale of goods through a bidding process. Does not include the sale of livestock and poultry.

Automotive Sales and Rentals – the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, recreational vehicles (RV), tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This includes power sports dealerships, vehicle dealerships and vehicle rental agencies.

Automotive Service – the servicing and repair of automobiles, motorcycles, snowmobiles, boats, heavy machinery, and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, auto body repair and painting, and automotive glass shops.

Automotive Wrecker – see **Salvage Yard**.

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Bare Land Condominium – two or more dwelling units located on a single lot and developed as a bare land condominium as defined in *The Condominium Property Act, 1993*.

Bare Land Unit – a bare land unit as defined by *The Condominium Property Act, 1993*.

Billboard – see **Sign, Free Standing**.

Boat Launch – a permanent structure for use by the general public for the purpose of placing or removing a boat or other watercraft in the water and may include a parking area or dock.

Boathouse – structure used for the storage of boats and accessory equipment including above, and below waterline structural components, such as cribbing.

Buildable Area – the total contiguous area within a lot that the principal building must be constructed within. Buildable area equals the total lot area minus the required setbacks.

Building – a fully enclosed structure with a roof and walls used for the shelter or accommodation of persons, animals, or personal property.

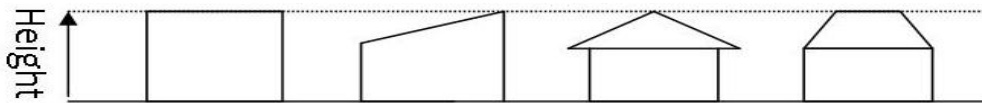


Figure 4 – Building Height

Building Height – means the vertical distance measured from the grade level adjacent to the building or structure to the highest point of the building or structure (Figure 4 – Building Height). Where the grade level is not the same for the entire site, building height will be the average height from the grade level of the front two corners to the highest part of the building or structure (Figure 5 – Variable Grade Building Height). Building height does not include features such as chimneys, satellite dishes and other receivers.

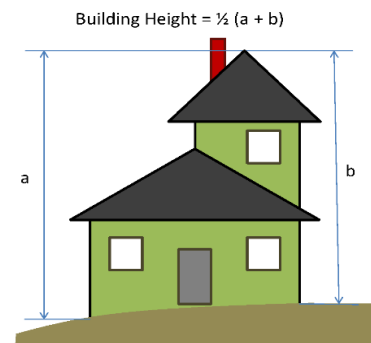


Figure 5 – Variable Grade Building Height

Building Line – a line, parallel to the front lot line, and set back the average distance from the edge of the street to main walls of the existing buildings on a side of the street where more than half the lots have been built on.

Campground – seasonal accommodation for tent trailers, travel trailers, recreation vehicles and campers and may include a laundromat, convenience store, or similar, as well as a dwelling unit for the accommodation of the operator.

Campsite – a designated and delineated area within a campground that is intended to accommodate a single tent, tent party or recreation vehicle.

Cannabis – means cannabis as defined in *The Cannabis Control (Saskatchewan) Act*.

Cannabis Processing and Distribution – the processing, storage and distribution of cannabis that

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is licensed and operated pursuant to federal legislation and may include a cannabis grow area.

Cannabis Production - the production or growing of cannabis that is licensed and operated pursuant to federal legislation. Must be registered as a Licensed Producer with Saskatchewan Liquor and Gaming Authority to sell in Saskatchewan.

Cannabis Retail Store – an establishment, or portion thereof, for which the Authority has issued a permit to sell and keep for sale cannabis, cannabis accessories and ancillary items.

Cannabis Wholesale – the storage and sale of cannabis products to permitted retailers and other permitted wholesalers, but not to the general public. Must be licensed pursuant to federal legislation and have a permit from Saskatchewan Liquor and Gaming Authority.

Cemetery – property used for the interment of the dead and may include facilities for the storage of ashes or human remains that have been cremated, but does not include a crematorium.

Child Care Centre – a facility that provides child care services licensed under *The Child Care Act, 2014* but does not include a family child care home or a group family childcare home as defined in *The Child Care Act, 2014*.

Commercial Entertainment Establishment – a recreation or amusement facility operated as a business and open to the public for a fee such as an amusement arcade, bowling alley, theatre, bingo hall, and mini-golf.

Commercial or Office Complex – a single building, or group of buildings located on the same lot and managed as a single complex, where individual commercial or office spaces or buildings may be leased for different uses. On site parking and facilities are also shared by the tenants. Examples include a strip mall, a single commercial or office building, or multiple commercial or office buildings located on the same lot (e.g. big box retailer).

Commercial or Office Complex, with Dwelling Unit(s) – a Commercial or Office Complex with one or more dwelling units located at ground level and/or no more than one storey of residential units above the ground level storey.

Communication Tower – a structure, mast, pole, tripod, box frame or tower utilized for the purpose of transmission, retransmission, or reception of electromagnetic, radio, or microwave signals.

Community Facility – a facility used primarily for community gatherings or events. Typical uses include community hall, seniors' hall, community centres, auditorium, Legion Hall, Elks Hall or other community club.

Community Garden or Non-profit Greenhouse – land, building or structure used for growing, harvesting and storing of plants, grains, vegetables or fruits for: the sole use of the of the individual gardeners/growers, a donation to a non-profit organization, or educational purposes.

Community Custodial Facility – a facility designated under *The Correctional Services Act*

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(Saskatchewan) or the *Corrections and Conditional Release Act*(Canada) for offenders in reduced custody or a place that provides accommodation to offenders who are on parole, statutory release or temporary absence, and who are reintegrating into the community under supervision. Includes halfway house.

Contractor Services – the provision of buildings construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space or materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas are accessory to the principal contractor service use only.

Correctional Centre – a facility designated under *The Correctional Services Act* for the secure custody, control and care of inmates. Includes jails.

Corner Lot – a lot with a street along two adjacent sides.

Council – the elected Council of the Northern Hamlet of Dore Lake.

Crematorium – a building used for the purpose of cremating human or animal remains.

Crown Land – means any land vested in the Crown in right of Saskatchewan.

Cultural Facility – a facility for land-based and other cultural activities. May include permanent or temporary structures and gathering sites for traditional activities. Typical uses include cultural camps, sweat lodges, museums, a cultural or elders centre, walking trails or similar developments.

Day Care Centre – see **Child Care Centre**.

Deck – a raised open platform, with or without rails.

Developer – see **Applicant**.

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

Development Permit – a document authorizing development, issued pursuant to this Bylaw.

Discretionary Use – means a use of land or buildings or form of development that is only allowed by approval of council.

Dock – a structure connected on one end to the shore, which facilitates the mooring of boats, float planes, or other watercraft and may include a parking area.

Drainage Activity – see **Excavation**.

Drainage Plan – a plan which shows the existing and proposed topography of a site, with

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appropriate contours, dimensions and spot elevations to adequately demonstrate to the Development Officer the proposed drainage pattern.

Driveway – a hard surface (e.g. pavement, gravel) private right-of way that provides vehicle access from a public road to a house or garage.

Dwelling Unit – a single self-contained living and accommodation unit in which both food preparation and sanitary facilities are provided.

Dwelling, Multiple Unit, Row – a building containing two or more principal dwelling units connected side by side or back to back; no unit can be located entirely or partially above the other. The units may be located on the same lot or separate lots. Does not include Commercial or Office Complex, with Dwelling Unit(s).

Dwelling, Multiple Unit, Stacked – a building containing two or more principal dwelling units on a single lot with at least one unit entirely or partially above another. Does not include Commercial or Office Complex, with Dwelling Unit(s).

Dwelling, Single Detached – a dwelling which contains one principal dwelling unit and which is not attached to any other principal building by any means.

Education Services – publicly supported or subsidized development involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same lot. This includes public and separate schools, community colleges, technical and vocational schools, and their administrative offices.

Equipment Rental – development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction, or similar items. This does not include the rental of motor vehicles or industrial equipment.

Excavation – topsoil stripping, the grading of land or the grading of land for drainage purposes, filling of land, the clearing of vegetation from land, and any other similar activity. Does not include the removal of vegetation or tree stumps for maintenance or minor landscaping purposes.

Facultative Lagoon – a municipally owned and controlled lagoon or treatment pond with an aerobic upper section and an anaerobic bottom section that allows both aerobic and anaerobic processes to occur simultaneously.

Fence – a barrier, railing, or other upright structure, typically of metal, wood or wire, enclosing an area of ground to mark a boundary, reduce visibility, or control access. Does not include vegetation barriers such as hedges.

Fill – uncontaminated soil, rock, rubble or other approved, non-polluting solid material that is transported and placed to level or grade a development site. Fill does not mean waste

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construction material, or any material deemed corrosive, combustible, noxious, reactive or radioactive.

Filling Activity – see **Excavation**.

Fitness Trail – a designated recreational trail used for walking, running, hiking, cross-country skiing, cycling, horseback riding, or other forms of non-motorized recreational travel and which is actively managed and maintained by a trail operator.

Fleet Services, Heavy – a fleet of vehicles for the delivery of people, goods, or services. This includes bus depots and moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

Fleet Services, Light – a fleet of vehicles for the delivery of people, goods, or services. This includes taxi services, messenger and courier services, but does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

Flood Fringe – the portion of the flood plain inundated by the 1:500 year flood that is not floodway.

Flood Hazard Area – an area prone to flooding.

Flood Plain – the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe (see Figure 6).

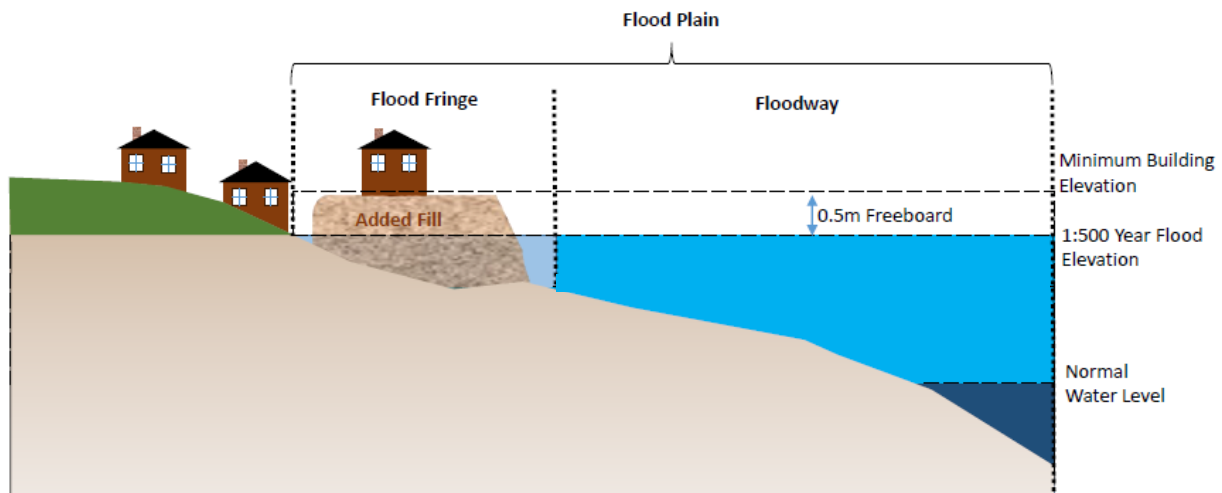


Figure 6 – Flood Plain

Flood-proofed – means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation in accordance with the *National Building Code*, CSA standards, or other accepted industry practices.

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 meet or exceed a velocity of one

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metre per second.

Floor Area – the total area contained within the outside walls (or envelope) of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sunroom, unfinished attic or basement.

Footprint – the area of land measured at finished ground level that is contained within the outside walls of a building.

Freeboard – a vertical distance added to the designated flood elevation to accommodate uncertainties (hydraulic and hydrologic variables) and potential for waves, surges and other natural phenomena.

Frontage – the side of a lot abutting on a street (front lot line). In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the front yard setback.

Funeral Service – the furnishing of supplies, funerals, viewing and related services to the public and includes facilities for the preparation for the human body for interment but does not include cremation services.

Garage – see **Accessory Building**.

Garage Suite – a dwelling unit, located above, attached to the rear, or attached at the side of an on-site garage associated with the principal dwelling. See **Secondary Suite**.

Garden Suite – a dwelling unit as a single-storey accessory building. See **Secondary Suite**.

Gas Station – the retail sale of petroleum products. May include above ground fuel storage tanks and the sale of confectionary items.

Grade Level – an average elevation of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Grading – see **Excavation**.

Gravel Storage Yard – a site used for the storage of gravel.

Greenhouse, Market Garden and Plant Nursery – a commercial business for the cultivating, harvesting, storing and selling of vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products and may include the accessory retail of landscaping and gardening products and materials.

Habitable Space – space in a building that is used for living, sleeping, eating, cooking and includes recreation and living rooms, bathrooms, closets, halls, storage and utility spaces. Crawlspace

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and similar areas are not considered habitable space.

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

Hazardous Substances – substances that are ignitable (flammable), corrosive, toxic, explosive, or reactive, i.e., react with air, water, or acids or bases, as per *The Hazardous Substances and Waste Dangerous Goods Regulations*.

Health Services – the provision of physical and mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical clinics, dental offices, health clinics, and counseling services.

Heavy Fleet Service – see **Fleet Service, Heavy**.

Heavy Industry – see **Industry, Heavy**.

Heliport – the area of land or a structure used or intended to be used for the landing and takeoff of helicopters.

Home Based Business – a business, occupation, trade, profession or craft conducted entirely within a residential building or accessory building by the residents of the dwelling, and where the use is clearly secondary to the residential use and does not change the character of the dwelling or residential area. A home based business does not include working remotely or virtually, or if the business does not have product for sale or customers coming to the site.

Home, Personal Care – a home designated under *The Personal Care Home Act* providing adult residents with accommodation, meals, and supervision or assistance with personal care including the administration of medications, but does not include specialized care. Personal care homes cannot be referred to or promoted as a “nursing home” or “special-care home”.

Home, Private Service – a home designated under *The Residential Services Act*. Private service home operators provide care to those unable to fully care for themselves by reason of need, age, disability, mental health status and may provide supervision, lodging, personal care or individual programming.

Home, Special-care – a home designated under *The Provincial Health Authority Act*, providing personal or nursing care for temporary or permanent residents who are unable to fully care for themselves or require specialized care administered by a health care professional. Special-care homes may provide convalescent care, rehabilitation services, palliative care, respite care or day programming (reference: *The Facilities Designation Regulations*).

Hotel – a building or group of buildings operated to provide temporary accommodation and contains separate sleeping units. Includes hotels, motels and rental cabins, but does not include outfitter camps.

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Indoor Recreation Facility – an indoor facility for sports and recreation. Typical uses include athletic clubs, health and fitness clubs, curling, roller skating, hockey and skating rinks, swimming pools and racquet clubs.

Industry, Heavy – includes any of the following:

- the processing of raw materials, such as sand and gravel processing.
- the making, manufacturing or assembling of semi-finished or finished goods, products or equipment.
- the service, repair or testing of materials, goods and equipment.
- the storage or distribution of materials, goods and equipment.
- industrial operations training.

Typical uses include: agricultural processing or storage, machine shop, welding shop, concrete manufacturing plant, lumber storage yard, sawmill, wild rice plant, meat and food processing and packaging, chemical supplier, tannery, truck and heavy machinery training and bulk fuel distribution.

Industry, Light – small scale service, assembly and manufacturing, with or without related storefront retail or office space. Typical uses include: woodworkers, crafters, artists and small scale food processing and production.

Internal Roadway – a road network on a lot typically occupied by a commercial or office complex, condominium or campground that connects individual buildings or sites and allows vehicles to drive from storefront to storefront or site to site.

Kennel – any building, structure or premises used for the keeping, harbouring, boarding, outdoor training, or otherwise caring for at least three dogs in number over the age of three (3) months, whether or not for reward. Include animal shelter, but does not include any premises occupied by a duly qualified veterinary surgeon for the practice of his profession.

Lagoon – a municipally owned and controlled site at which liquid waste is treated, in the form of a **Facultative Lagoon** or **Mechanical Treatment Facility**.

Landfill – a municipally owned and controlled site at which refuse is disposed of. Refuse means remains, by-products and discarded materials resulting from domestic, commercial, industrial or agricultural activities and includes garbage, rubbish, street cleanings and yard clippings but does not include liquid domestic sewage.

Landscaping – the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any

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combination of the following elements:

- soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass, wood chips and other ground cover.
- hard landscaping consisting of non-vegetative material such as concrete, asphalt, brick pavers, or loose materials (e.g. stones and pea gravel).

Landscaping means all areas of exposed earth are covered with any of the following, or similar: grass, flower beds, cultivated gardens, hard decorative pavers, washed gravel, shale or similar treatments.

Lane – a public road registered by plan of survey which provides a secondary means of access to abutting properties, but does not include a street.

Legal Non-Conforming Building – a building that was lawfully constructed, is lawfully under construction, or where all required permits have been issued prior to the adoption of this Bylaw, but does not comply with the regulations of this Bylaw. A building may also become legal non-conforming at the passing of an amendment to this Bylaw in the future.

Legal Non-Conforming Site – an existing site prior to the adoption of this Bylaw which the lot area dimensions do not conform to the standards of this Bylaw. A site may also become legal non-conforming at the passing of an amendment to this Bylaw in the future.

Legal Non-Conforming Use – an allowed use where all required permits have been issued prior to the adoption of this Bylaw but does not comply with the regulations of this Bylaw. A use may also become legal non-conforming at the passing of an amendment to this Bylaw in the future.

Light Fleet Services – see **Fleet Services, Light**.

Light Industry – see **Industry, Light**.

Liquor Retail Store – a business operating under a Saskatchewan Liquor and Gaming Authority permit to sell beverage alcohol in closed containers for consumption off premises.

Lot – an area of land registered with Information Services Corporation. For the purposes of development in this Bylaw, what is considered a lot is defined in clause 4.1.1.

Lot Area – the total area within the lot lines of a lot.

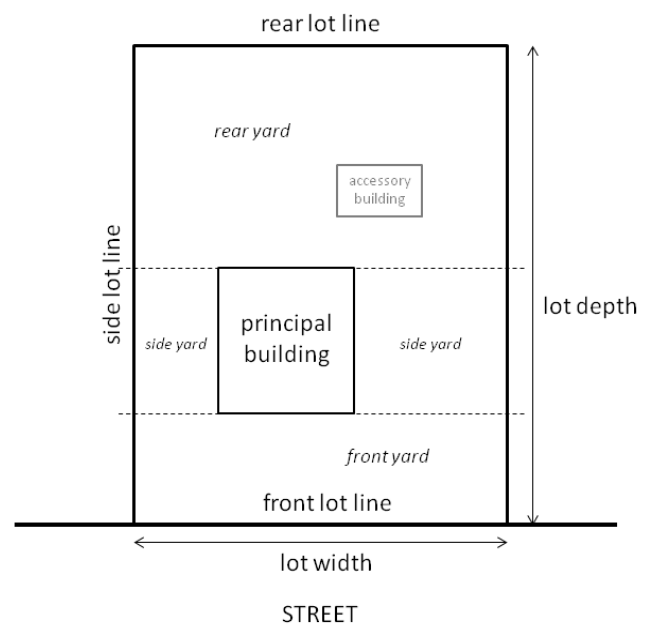


Figure 7 – Lot Diagram

12.DEFINITIONS

Lot Coverage – that portion of the lot that is covered by principal and accessory buildings.

Lot Line – a line which divides one lot from another lot, street or lane (Figure 7 – Lot Diagram).

Lot Line, Front – the lot line separating a lot from a street (Figure 7 – Lot Diagram). See also **Frontage**.

Lot Line, Rear – the lot line opposite and most distant from the front lot line (Figure 7 – Lot Diagram).

Lot Line, Side – the lot line other than a front or rear lot lines (Figure 7 – Lot Diagram).

Lounge – means a physical area attached to a restaurant for which the Saskatchewan Liquor and Gaming Authority has issued a lounge endorsement.

Mayor – the Mayor of the Northern Hamlet of Dore Lake.

Mechanical Treatment Facility – a sewage treatment facility with processes controlled primarily by mechanical means.

Medical Treatment Facility – a facility that provides surgical or other medical treatment, including in- and out-patient services. May include accessory staff residences. Facilities include but are not limited to: hospitals, health centres, addiction treatment centres, detoxification centres, mental health centres, and any other category defined in *The Facilities Designation Regulations*.

Minimum Building Elevation – the elevation to which the underside of a wooden floor system or the top of a concrete slab of a building must be built to. Minimum Building Elevation is calculated by adding freeboard to the designated flood elevation (Minimum Building Elevation = designated flood elevation + freeboard).

Mobile Home – a dwelling that complies with the Canadian Standards Association Code CSA-Z240 MH series standards. See **Dwelling, Single Detached**.

Modular Home – a dwelling that complies with the Canadian Standards Association Code CSA-A277. See **Dwelling, Single Detached**.

Motorized Vehicle Trail – designated trails for the recreational use of All-Terrain Vehicles, snowmobiles, side-by-sides and other small off-road recreational vehicles and which is actively managed and maintained by a trail operator.

Multiple Unit Dwelling – see **Dwelling, Multiple Unit, Row** and **Dwelling, Multiple Unit, Stacked**.

Non-Conforming Building – see **Legal Non-Conforming Building**.

Non-Conforming Site – see **Legal Non-Conforming Site**.

12.DEFINITIONS

Non-Conforming Use – see **Legal Non-Conforming Use**.

Office – a building or part of a building used primarily for conducting the affairs of a business, profession, non-profit or charitable organization, industry or government, in which no goods or commodities are stored, shipped, sold or processed.

Outdoor Recreation Facility – facilities that are available to the public for sports and recreation conducted outdoors. Typical uses include: sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, outdoor swimming pools, golf courses, driving ranges, fair grounds, rodeo grounds, and similar uses.

Outfitter Camp – A business that provides outfitting services by a licensed outfitter and includes accommodations. Also includes the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

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

- hunting, taking or catching wildlife.
 - angling, taking or catching fish.
 - ecotourism, including the viewing and photographing of natural areas, flora and fauna.
-

Parcel – see **Lot**.

Parcel Tie – a code registered with Information Services Corporation that ties two or more parcels together so as to prevent those parcels from being individually dealt with in the land titles registry.

Parking Lot – a principal use for the parking of vehicles, whether or not a fee is charged. Does not include a parking area associated with any other use on a lot.

Parking Space – a space located in a structure or on hard surface where a single vehicle may be parked. Does not include on-street parking.

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

Personal Care Home – see **Home, Personal Care**.

Personal Commercial Service – a business that provides a personal service to the public. Typical services include: barber shop, hairdresser, beauty salon, tanning salon, fitness facility, massage (excluding adult massage parlours), holistic wellness, physiotherapy, indoor pet training, optometrist or optician, tailor/alteration service, laundromat, travel agency, photography studio and similar services.

12.DEFINITIONS

Portable Shelter – a moveable tent like structure designed to provide storage and protection of material goods. Includes portable garages.

Principal Building – a building within which one or more principal uses are conducted.

Principal Use – see **Use, Principal**.

Privacy Wall – a structure to screen an area on the lot. Does not include a fence.

Private Service Home – see **Home, Private Service**.

Protective and Emergency Services – a facility that provides for the public protection of persons and property from injury, harm or damage. This may include the incidental storage of equipment and vehicles. Typical uses include: police stations, fire stations, emergency medical services, provincial helicopter facilities, and ancillary training facilities.

Public Parks and Green Spaces – public land specifically intended for active or passive recreational use and includes all natural and human-made landscaped features, such as picnic grounds, landscaped buffers, playgrounds, walking trails, water features, and buildings and structures consistent with the general purpose of park land.

Public Service – primarily public facing administrative services for individuals and businesses. Typical services include: banks, courthouses, post offices, insurance providers and other similar uses.

Public Works – includes municipal, provincial or federal systems or facilities for:

- production, distribution or transmission of electricity.
- distribution, storage, or transmission of natural gas or oil.
- storage, transmission, treatment, distribution or supply of water.
- collection, treatment, movement or disposal of sanitary sewage.
- telephone, internet, cable television or light distribution or transmission lines.
- collection, storage, movement and disposal of storm drainage.
- any other public work or utility.

Radio, Television and Communication Facility – a building, with or without a communication tower, used for receiving and broadcasting radio or television signals, and communication or broadcast support materials.

Ready-to-Move Home (RTM) – a dwelling built at an off-site facility and transported to the site. See **Dwelling, Single Detached**.

Recreation Vehicle (RV) – a unit intended to provide temporary living accommodation for campers or travelers, built as part of or to be towed by, a motor vehicle. Includes truck campers, motor homes, tent trailers and travel trailers. An RV is not a dwelling.

12.DEFINITIONS

Recycling Depot – a building or structure used for the collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following are not allowed at a recycling depot:

- processing of recyclable material other than compaction.
- permanent storage facilities for paints, oil, solvents or other hazardous substances.
- outdoor compaction.

Registered Interest – any right, interest, or estate, whether legal or equitable, in, over, or under land, recognized at law, that is less than title.

Religious Assembly – a place of worship, including rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

Residential Service Home – see **Home, Residential Service**.

Restaurant – a facility for the sale of prepared foods and beverages to the public, for consumption within the premises or off-site. Includes fast food, catering services, coffee shops, family restaurants and bakeries.

Retail Store – the retail sale of general merchandise. Typical retail sales include: artisan items, clothing, convenience store, pharmacy, groceries, hardware, bulk dry goods, sporting goods, novelties, jewellery, household appliances, automotive supply, books and magazines and similar retail sales. Excludes: automotive service, cannabis retail, and liquor retail.

RV – see **Recreation Vehicle**.

Salvage Yard – a site used to store and process such things as, but not limited to, towed vehicles, scrap metal, inoperable appliances, the parting, dismantling or wrecking of vehicles not in running condition, or parts of them, and where these components may be resold on site. Includes towing companies and auto wreckers.

School – see **Education Services**.

Sea Can – see **Shipping Container**.

Secondary Suite – a dwelling unit accessory to the principal dwelling unit. Includes basement suites, garage suites and garden suites.

Secondary Use – see **Use, Secondary**.

Setback – the required distance a development must be from the lot line.

Shipping Container – a metal container typically used for shipping goods long distances. It is also commonly used for storage. Also known as a sea can.

12.DEFINITIONS

Shoreline Area – comprises the bed, bank and riparian area of a shoreline (Figure 3 – Shoreline Area).

- **Bed** - that portion of water body or watercourse covered by water - or that would be covered by water if flowing.
- **Bank** - the rising ground bordering a water body that confines the water to the channel or bed.
- **Riparian Area** – measured a minimum of 5m from the shoreline (bank) and is the transition zone between water and upland areas that borders streams, rivers, lakes and wetlands. Riparian areas can perform unique ecosystem services like filtration and sediment trapping and groundwater recharge, contributing to clean, abundant water and wildlife habitat.

Sight Triangle – a triangular area of land formed by measuring a specified distance from the intersection point of two streets or lanes, with the two extreme points joined on a diagonal (Figure 8 – Sight Triangle).

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

Sign Facial Area – the surface area of one face of a sign.

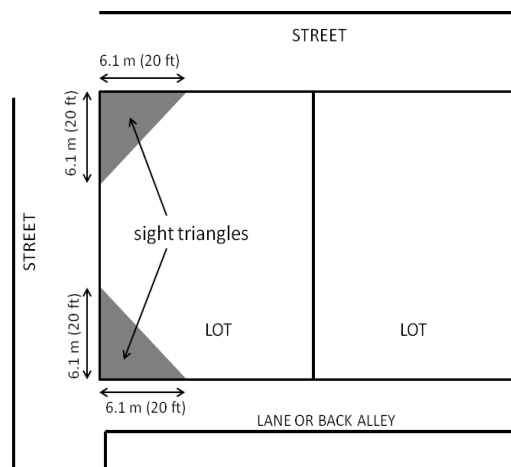


Figure 8 – Sight Triangle

Sign, A-Board – an A-shaped portable sign that is used for temporary placement and has no external supporting structure (Figure 9 – Sign Diagram).

Sign, Awning – a non-illuminated sign painted or affixed to the surface of an awning (Figure 9 – Sign Diagram).

Sign, Billboard – see **Sign, Free Standing**.

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

Sign, Digital – a sign where the wording, numbers or images are produced electronically.

Sign, Free Standing – a sign supported permanently upon the ground by such things as poles, braces or a solid base and not attached to a building or structure (Figure 9 – Sign Diagram).

Sign, Illuminated – a sign artificially lit internally or from a separate external light source. Does not include digital signs.

12.DEFINITIONS

Sign, Inflatable – a sign or advertising device designed to be inflated and tethered to the ground, a vehicle, or any other structure and includes balloons and any other inflatable advertising device.

Sign, Portable – a sign mounted on a trailer, stand or other similar support structure which is capable of being easily relocated

and may have lettering that can be changed manually. Does not include vehicles and trailers not originally designed as a sign support structure.

Sign, Projecting – any sign that is supported by an exterior building wall and projects outward from the building wall that identifies or advertises a business, activity, or service (Figure 9 – Sign Diagram).

Sign, Rooftop – any sign erected upon, against, or above a roof, or on top of or above the parapet of a building displaying, identifies, or advertises a business, activity, or service (Figure 9 – Sign Diagram).

Sign, Wall – a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 m (1.6 ft) from such building or structure (Figure 9 – Sign Diagram).

Special-care Home – see **Home, Special-care**.

Storage Unit Facility – a building or buildings containing separate secured storage units designed to be rented or leased for private storage. May include an area for outdoor storage such as for recreational vehicles and boats.

Street – a public road registered by plan of survey which provides the principal means of access to abutting properties, but does not include a lane.

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

Substantial Roof Structure – where a building 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 and is not an accessory building or structure.

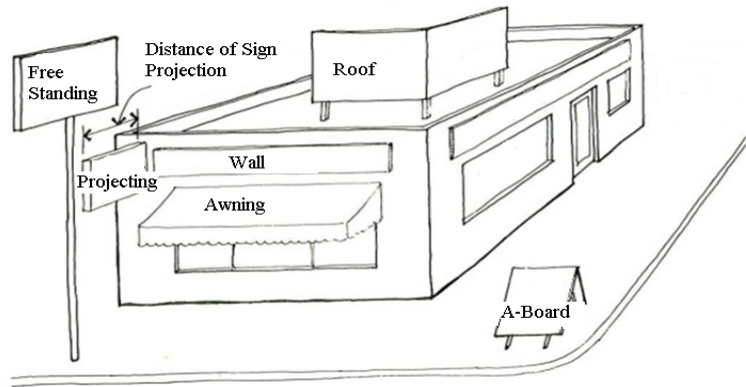


Figure 9 – Sign Diagram

12.DEFINITIONS

Tavern – a business where the Saskatchewan Liquor and Gaming Authority has issued a permit where the primary business to be conducted in the sale of beverage alcohol for consumption on the premises.

Temporary Use – see **Use, Temporary**.

Towing Service – see **Salvage Yard**.

Use – the purpose or activity for which a lot or its buildings is designed, arranged, occupied or maintained.

Use, Principal – the main purpose or activity on a lot.

Use, Secondary – a use which is clearly secondary to the principal use on the lot. Typical uses include secondary suites and home based businesses.

Use, Temporary – a use established for a fixed period of time and then discontinued.

Veterinary Services – development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization. All animals must be kept within an enclosed building. This includes: pet clinics, small animal veterinary clinics, and veterinary offices, but does not include a kennel.

Wetland – any area of shallow open water, marsh, swamp, bog, or fen (Canadian Wetland Classification System).

Yard, Front – that part of the lot extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot (Figure 7 – Lot Diagram).

Yard, Rear – that part of the lot extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building or structure on the lot (Figure 7 – Lot Diagram).

Yard, Side – that part of the lot extending from the front yard to the rear yard between the side lot line and nearest main wall of the principal building or structure on the lot (Figure 7 – Lot Diagram).

Zoning Districts – divide the municipality into areas of land with common development standards and regulations. For example, the regulations for each district may specify which land uses are permitted or discretionary, lot size and setbacks requirements.