TOWN OF LA RONGE
BYLAW No. 425/02
THE ZONING BYLAW
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1 INTRODUCTION

1.1 Authority

Under the authority of The Planning and Development Act, 1983, and Bylaw No. 424/02, the Basic Planning Statement of the Town of La Ronge, the Council of the Town of La Ronge in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 Title

This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of La Ronge.

1.3 Scope

Development shall be permitted within the limits of the Town of La Ronge only when in conformity with the provisions of this Bylaw.

1.4 Severability

If any section, clause or provision of this Bylaw, including anything shown on the Zoning District Map, is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

1.5 Interpretation

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

Accessory Use - A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Act - The Planning and Development Act, 1983.

Administrator - The Administrator of the Town.

Alteration - Any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.

Animal Hospital - a facility for the medical treatment of animals, including short-term care related to the medical treatment.

Animal Shelter - a building, including outdoor facilities, used for the temporary accommodation or impoundment of animals.

Bed and Breakfast Lodging - a dwelling unit, licensed as a tourist home under The Public Accommodation Regulations, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Building - A structure constructed or placed on, in or over land but does not include a public highway.
Building, Accessory - A subordinate, detached building appurtenant to a principal building or principal use and located on the same lot.

Building Bylaw - Any bylaw of the Town regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

Building Height - The vertical distance of a building or structure measured from the average grade level to the highest point of the building or structure.

Building Inspector - The building inspector of the Town of La Ronge.

Building Permit - A permit issued under a building bylaw of the Town authorizing the construction of all or part of a building or structure.

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

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

Carport - A roofed structure, attached to a principal building, for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows.

Canopy - a non-retractable, permanent roof-like structure extending from part or all of a building constructed of durable material.

Club, Service - A group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

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

Corner Lot - A lot at the intersection or junction of two or more streets.

Council - The Council of the Town of La Ronge.

Cultural Institution - Establishments such as museums, art galleries, libraries and similar facilities of historical, educational or cultural interest.

Day Care Centre - a facility which provides for the non parental care of pre-school age children, and includes, but is not limited to:

(a) a child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to The Child Care Act; or

(b) a nursery school for pre-school children.

Deck - A raised open platform with or without rails attached to a principal building.
Design Flood Level – The elevation of the 1:100 year flood level as established by the Canada Saskatchewan Flood Damage Reduction Program for La Ronge, October 18, 1989.

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

Development Permit - A document authorizing a development, issued pursuant to this zoning bylaw.

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

Dwelling, Duplex - A building divided horizontally into two dwelling units as herein defined.

Dwelling, Multiple Unit - A building divided into three or more dwelling units as herein defined and shall include town or row houses and apartments but not rooming houses, hotels, or motels.

Dwelling, Semi-Detached - A building divided vertically into two dwelling units, separated by a common party wall without openings throughout the entire structure.

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

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

Dwelling Unit Group - Two or more single detached, duplex, semi-detached or multiple unit dwelling units located on a single lot or site.

Elder Suite - an accessory detached or semi-detached dwelling unit, intended for occupancy by seniors related to the occupants of the principal single detached dwelling on the lot.

Family Child Care Home - a child care facility located in a building where the principal use is a dwelling unit, and which is licensed by the Province of Saskatchewan pursuant to The Child Care Act

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

Flankage - The side lot line of a corner lot which abuts the street.

Floor Area - The maximum habitable area contained within the outside walls of a building at, or above grade level, excluding in the case of a dwelling unit any private garage, porch, sunroom, or unfinished attic.
Interpretation

Frontage - The side of a lot abutting a street; in the case of a corner lot, the shorter of the sides will be considered as the frontage and in the case of a non-rectangular lot the frontage will be considered as the width of the lot measured at the required front yard.

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

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

Grade level - The finished elevations of the ground surface of the lot.

Grade level, Average - the ground elevation in the front yard, midway between the front corners of the building and midway between the front lot line and the main wall of the building.

Gross Leasable Area (GLA) - The total floor area of a building, including basements, mezzanines and upper floors, minus common areas such as public walkways, public washrooms, truck and service facilities and joint services.

Hazard land - Land which is subject to flooding, ponding, subsidence, landslides or erosion.

Hazardous Materials - Includes chemical, organic, biological and mineral substances that are explosive, flammable, toxic or dangerous to public health and safety.

Health care clinic - A facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an out-patient basis.

Home Occupation - An occupation or business conducted by the occupants of a residential dwelling, which is clearly secondary to the residential use of the dwelling, for the purposes of generating income for the occupants.

Hotel - A building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel or rooming house.

Intersection - An area where two or more streets or lanes meet or cross at grade.

Intersection sight triangle - A triangular shaped portion of land established at a street intersection bounded by the street edges and a line joining points on the street edges 7.5 metres from their point of intersection.

Kennel - A premises on which 4 or more dogs, cats or other domesticated animals, over six months of age, excluding livestock, are maintained, boarded, bred, trained or cared for.

Landscaping - The changing, rearranging, or adding to the original vegetation of a lot, including site grading, addition of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.
**Lane** - A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

**Loading Space** - A space, measuring at least 2.4 metres in width and 8.4 metres in depth, located on a lot, and having access to a street or lane, in which a vehicle may park to load or unload goods.

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

**Lot Coverage** - That portion of the lot that is covered by principal and accessory buildings.

**Lot Line, Front** - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the shortest lot line abutting a street (see Frontage).

**Lot Line, Rear** - The line at the rear of the lot, opposite and most distant from the front lot line.

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

**Mini Mall** - a single story structure in which a minimum of two (2) of the permitted and discretionary uses of the zoning district are located together, each use having a separate entrance to the outside, and having a gross leasable floor area of less than 3,251 square metres.

**Mixed Use Development** – a development on a tract of land or in a building consisting of two or more different types of uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

**Mayor** - The Mayor of the Town of La Ronge.

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

**Mobile Home** - A trailer coach:

a) That is used as a dwelling all year round;

b) That has water faucets and shower or other bathing facilities that may be connected to a water distribution system;

c) That has facilities for washing and a water closet or other similar facility that may be connected to a sewage lagoon; and

d) That conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979

**Mobile Home Court** - Any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.
Mobile Home Site - An area of land in a mobile home court for the placement of a mobile home.

Motel - An establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or lots and designed for use by the public, and may include a licensed dining room.

Municipality - The Town of La Ronge

Neighbourhood Convenience Store - A retail commercial establishment supplying groceries and other daily household necessities to the immediate surrounding area.

Non-Conforming Building - A building:

a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and

b) that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.

Non-Conforming Use - A lawful specific use:

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

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

Occupancy Permit – A permit issued by the Town establishing that the property or development is suitable for use or habitation by meeting the requirements of the Town bylaws.

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

Parking Space, Vehicle - A space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.5 metres wide by 5.65 metres deep, and which has access to a developed street or lane.

Permitted Use - A use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.
Personal Care Home - a facility licensed under The Personal Care Homes Act that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

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

Public Work - a system, works, plant, equipment or service, whether owned or operated by or for the municipality, or by a corporation under agreement with the municipality, or under a Federal or Provincial statute, which furnishes any of the following services and facilities to the residents of the municipality:

a) systems for the production or distribution of electricity;
b) systems for the distribution of natural gas or oil;
c) facilities for the storage, transmission, treatment, distribution or supply of water;
d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
e) telephone or light distribution lines,
f) microwave tower communication facilities,
g) facilities for optical cable, or cable television services.

Recreational facility, commercial - a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alleys, theatres, billiard parlour, and bingo hall licensed by the Saskatchewan Liquor and Gaming Authority.

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

Rehabilitation facility - a building used for the accommodation and supervision or treatment of not more than nine (9) persons who are from, or have been discharged from a penal institution or who are receiving supervision or treatment for alcohol or other drug addiction.

Rental store - An establishment which primarily leases, rather than sells items or goods to the public.

Residential Care Facility - a private service home or residential service facility as defined and licensed in the Residential Services Act, and used for the lodging, supervision, personal care or individual programming of up to nine (9) persons, but does not include a rehabilitation facility.

Retail store - Establishments engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of such goods; including sale of groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.
Rooming House - A building containing more than one rooming unit.

Rooming Unit - A room or rooms for accommodation, other than a dwelling unit or other form of accommodation as defined elsewhere in this bylaw, with sleeping facilities but without private toilet facilities.

Screening - A fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

Senior Citizen's Home - a multiple unit dwelling or dwelling unit group used for the accommodation of senior citizens, including enriched housing projects.

Service Station - A building or part of a building other than a private garage used for the retail sale of lubricating oils and motor fuels, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.

Shopping mall - A building, or group of buildings, located on the same lot and managed as a single unit, in which individual spaces are leased to four (4) or more of the allowed uses for their mutual benefit, including the use of off-street parking and other joint facilities.

Sign - Any device, letters, figures, symbols, emblems, or pictures which are affixed to, or represented directly or indirectly upon a building or structure, which identify or advertise any object, product, place, activity, person, organization or business; and which is visible to a street.

Sign, A-Board - an A-shaped portable sign that is used for temporary placement and has no external supporting structure.

Sign, Awning - a non-illuminated sign painted or affixed to the surface of an awning which does not extend beyond the perimeter of the awning.

Sign, billboard - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the lot on which the sign is located.

Sign, Canopy - a sign attached to, or painted on an awning, canopy or free-standing canopy.

Sign, Construction - a temporary sign erected by a person or company on the premises undergoing construction, identifying pending development and information relating to construction process, labour services, materials or financing, name of building, as well as the owner and participants in the development project, but not including the advertisement of any products.

Sign, Converted Vehicle and Trailer - a vehicle or trailer not originally designed as a sign, but which has been converted or used a sign.

Sign, Directional - any sign:
   a) displaying safety or warning messages;
b) directing traffic or providing parking directions; or
c) giving instructions, directions or orders to persons making use of premises.

Sign, Facial Area - the entire surface area of a sign or in the case of a painted wall sign the smallest geometric figure which describes the area enclosed by the sign face.

Sign, fascia - A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, and which does not project more than 0.25 metres from such building or structure.

Sign, free-standing - A non-movable sign, not affixed to a building, and which is supported by a pole or similar structure.

Sign, Identification - a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Sign, Portable - A sign that is movable and not affixed to a building, structure or the ground in any manner and includes A-Board signs or signs constructed to be towed by a vehicle.

Sign, projecting - A sign which is wholly or partially dependent upon a building for support and which projects more than 0.25 metres beyond the wall of the building.

Sign, roof - A sign that is mounted on the roof of a building, or which is wholly dependent upon a building for support and which projects above the high point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Sign, temporary - A removable sign erected for a period of time not exceeding six months.

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

Special Care Home - An extended or intermediate care facility licensed or approved under the Housing and Special-care Homes Act, which provides full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves, including nursing homes.

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

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

Structural Alteration - The construction or reconstruction of supporting elements of a building or other structure.
Temporary building - A building without a foundation or footing, and that is to be removed upon expiration of a designated time period, or the ceasing of the use for which the building was erected.

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

Terrace - A level, artificially surfaced area adjacent to a principal building, not covered by a roof, at or within 0.5 metres of the finished grade; including patios.

Tourist Campground - A tract or parcel of land which provides for the location of tents, recreational vehicles or trailer coaches used by travellers and tourists for overnight accommodation.

Tourist Home - a private home or dwelling other than a rooming house, hotel or motel in which rooms are offered for rent to the travelling public for sleeping accommodations.

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

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

Town - The Town of La Ronge.

Use - The purpose or activity for which a piece of land, or its building is designed, arranged, intended, occupied or maintained.

Warehouse - A building used primarily for the storage of goods and materials.

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

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

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

Yard, Required - The open space between a lot line and the buildable area of a lot, within which no building or structure shall be located except as provided in the zoning bylaw.

Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest wall exclusive of the eaves of the principal building on the lot.
Zoning District - A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.
2 ZONING DISTRICTS

2.1 Classification of Zoning Districts

In order to carry out the purpose and provisions of this bylaw, the Town is divided into the Zoning Districts shown in Table 1, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

<table>
<thead>
<tr>
<th>Table 1 – Zoning Districts</th>
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<tbody>
<tr>
<td>Districts</td>
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<tr>
<td>Residential – Single Detached</td>
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<td>Residential – Two Unit</td>
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<td>Residential – Multi Unit</td>
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<tr>
<td>Residential - Unserviced</td>
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<td>Mobile Home</td>
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<tr>
<td>Downtown Commercial</td>
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<tr>
<td>Highway Commercial</td>
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<tr>
<td>Tourist Commercial</td>
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<tr>
<td>Light Industrial</td>
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<tr>
<td>General Industrial</td>
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<tr>
<td>Community Service</td>
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<tr>
<td>Recreation and Park</td>
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<tr>
<td>Urban Reserve</td>
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</tbody>
</table>

2.2 Holding Zones

Any district symbol on the Zoning Map where an H-Holding District designator is attached is subject to the regulations of the UR-Urban Reserve District until the designator is removed by bylaw.

2.3 Contract Zone

The attachment of a (C) designator to any district symbol shown on the Zoning Map indicates that the site has been rezoned by contract, and that the provisions of the contract apply to developments on that site.

2.4 Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. " adopted by the Town and signed by the Mayor and Administrator, and under the seal of the Town shall be known as the "Zoning District Map" and such map is declared to be an integral part of this bylaw.
2.5 **Boundaries of Zoning Districts**

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

2.6 **Zoning Districts**

The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in Section 3.
3 DISTRICT SCHEDULES

3.1 UR-Urban Reserve District

(1) Permitted Uses

The following uses are permitted in the UR-Urban Reserve District:

(a) buffers
(b) natural areas, ecological sites
(c) parks
(d) picnic grounds
(e) public works
(f) sports fields
(g) tourist information centres
(h) trails, non-motorized
(i) trapping, gathering

(2) Discretionary Uses

The following uses are discretionary in the UR-Urban Reserve District:

(a) animal hospitals
(b) campgrounds
(c) cemeteries
(d) forestry or logging
(e) golf courses
(f) gravel, sand, soil extraction, storage, and processing.
(g) greenhouses
(h) market gardens
(i) skating rinks (outdoor)
(j) telecommunications facilities
(k) trails, motorized vehicles
(l) tree nurseries

(3) Accessory Uses

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed.

(4) Regulations

(a) Lot area, minimum
   (i) telecommunication facilities – 4000 square metres
   (ii) all other uses - no requirement

(5) Retention of Natural Vegetation

Landscaping and vegetation are subject to Section 8.

(6) Signs
Signs are subject to Section 7.

(7) **Accessory buildings**

Accessory buildings shall be temporary buildings for any limited time period that is specified on the development permit.

(8) **Standards for Discretionary Uses**

(a) Discretionary uses will only be allowed where Council is assured that such development will be compatible with the future use of the area, as indicated in the Basic Planning Statement Bylaw.

(b) Only temporary buildings or structures are allowed and are to be removed within the time specified on the development permit, unless the location of the building is compatible with the long term use and subdivision design of the area as provided in the Basic Planning Statement.
3.2 RP-Recreation and Park District

(1) Permitted Uses

The following are permitted uses in the RP-Recreation and Parks District:

(a) boat launches
(b) buffers
(c) golf courses
(d) interpretive areas
(e) natural areas, ecological sites
(f) outdoor rinks
(g) parks
(h) picnic grounds
(i) playgrounds
(j) public works, excluding offices, warehouses, storage yards and sewage lagoons
(k) sportsfields
(l) sports, fair or rodeo grounds
(m) swimming pools
(n) tennis courts
(o) trails, non-motorized

(2) Discretionary Uses

The following are discretionary uses in the RP-Recreation and Parks District:

(a) boat docks
(b) campgrounds, tourist
(c) gardening, horticultural operations
(d) parking lots
(e) sewage treatment plants
(f) trails, motorized vehicles

(3) Accessory Uses

Buildings, structures or uses, excluding residential dwellings and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations and Standards

(a) Lot area

(i) tourist campgrounds -- 4000 square metres

(ii) Other Uses - no requirements

(b) Building requirements
Buildings or structures shall be allowed only at Council's discretion, and only as accessory developments to allowed uses, and shall not be located on hazard land.

(5) Signs

Signs are subject to Section 7.

(6) Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the RP – Recreation and Park District:

(a) Parking lots must be on sites abutting a C1-Commercial or C3-Commercial District.

(7) Retention of Natural Vegetation

Landscaping and vegetation are subject to Section 8.
3.3 CS-Community Service District

(1) Permitted Uses

The following are permitted uses in the CS - Community Service District:

(a) arenas  
(b) cemeteries  
(c) community centres  
(d) cultural institutions  
(e) curling rinks  
(f) day care centres  
(g) fire halls  
(h) health care clinics  
(i) hospitals  
(j) parking lots  
(k) parks  
(l) personal care home  
(m) places of worship  
(n) playgrounds  
(o) police stations  
(p) public assembly halls  
(q) public recreation facilities  
(r) public works excluding, offices, warehouses, storage yards and sewage lagoons  
(s) residential care facility  
(t) schools  
(u) senior citizen's home  
(v) skating rinks  
(w) special care home  
(x) sports fields  
(y) swimming pools  
(z) tennis courts

(2) Discretionary Uses

The following are discretionary uses in the CS - Community Service District:

(a) government offices  
(b) rehabilitation facilities  
(c) service clubs

(3) Accessory Uses

Buildings, structures or uses, excluding residential dwellings and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.
(4) Regulations

(a) Lot Requirements

i) The lot size and yard requirements are shown in Table 2

<table>
<thead>
<tr>
<th>USE</th>
<th>Lot Requirements</th>
<th>Yard Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Minimum</td>
</tr>
<tr>
<td></td>
<td>Rectangular (m)</td>
<td>Area (m²)</td>
</tr>
<tr>
<td></td>
<td>non-rectangular (m)</td>
<td>Front (m)</td>
</tr>
<tr>
<td>all uses</td>
<td>15</td>
<td>450</td>
</tr>
<tr>
<td>accessory buildings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ providing the mean width is 15 metres
² except 6 metres where the site abuts a residential or mobile home district
³ except 3 metres where the site abuts a residential or mobile home district

(5) Signs

Signs are subject to Section 7

(6) Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the CS - Community Service District:

(a) Off street parking shall be provided as per Section 6.1(1).
3.4 R1-Residential District

(1) Permitted Uses

The following uses are permitted in the R1-Single Detached Residential District:

(a) parks or playgrounds
(b) public works excluding, offices, warehouses, storage yards and sewage lagoons
(c) single detached dwellings

(2) Discretionary Uses

The following uses are discretionary in the R1- Single Detached Residential District:

(a) bed and breakfast operations
(b) convenience stores
(c) daycare centres
(d) duplex dwellings
(e) elder suites
(f) personal care home
(g) senior citizen’s homes
(h) special care homes
(i) home occupations
(j) places of worship or churches
(k) rooming and boarding houses
(l) semi-detached dwellings
(m) service clubs

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Lot and Building Requirements

The minimum lot size and yard requirements are shown in Table 3.

(5) Projections into Yards

In addition to the provisions of Section 4.4 the following projections are allowed in the R1- Single Detached Residential District:

(a) Front Yard: - unenclosed decks may project a maximum of 2 metres over or into the required front yard.
(b) Side Yard: - unenclosed decks may project over or into the required side yard subject to a minimum distance of 0.6 metres being maintained between the deck and the side lot line.
(6) **Storage**

Storage or collection of goods, commodities, machinery or other forms of materials is prohibited in front or side yards.

(7) **Signs**

Signs are subject to Section 7

(8) **Discretionary Use Standards**

(a) All discretionary uses shall maintain the residential character of the area as much as possible.

(b) Home Occupations are allowed for a maximum of 12 months and are subject to Section 5.2

(c) Rooming or boarding houses, personal care home, senior citizen's homes, special care homes

(i) Maximum Number of residents – 8, exclusive of the receiving family or staff.

(ii) Each resident of a boarding or rooming house must be provided with a minimum of 14 square metres of private living space.

(iii) Each resident must have access to a heated bathroom, and one bathroom must be provided for each 6 persons in the house.

(iv) Off street parking spaces are to be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.

(d) **Day-Care Centers**

(i) Play areas shall be adequately fenced to provide for safety.

(e) **Convenience Stores**

(i) Must be located on a corner lot.

(ii) Signs shall comply with Section 7.

(iii) All business shall be conducted within an enclosed building.

(iv) A maximum of one dwelling unit attached to, or being within the commercial establishment, shall be permitted as an accessory use.

(f) **Places of worship and Churches**

(i) Must be located on corner lot to facilitate access.

(ii) Signs shall comply with Section 7.

(iii) A maximum of one dwelling unit attached to the establishment shall be permitted as an accessory use
(g) Elder Suites:

(i) A maximum of one detached or one semi-detached elder suite shall be permitted on each one-unit dwelling site as an accessory use.

(ii) The minimum yard requirements for principal buildings shall apply to the elder suites.
3.5 R2-Residential District

(1) Permitted Uses

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

(a) parks or playgrounds
(b) public works excluding, offices, warehouses, storage yards and sewage lagoons
(c) duplex dwellings
(d) semi-detached dwellings
(e) single detached dwellings

(2) Discretionary Uses

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

(a) convenience stores
(b) daycare centres
(c) dwelling unit groups
(d) elder suites
(e) home occupations
(f) multiple-unit dwellings
(g) personal care home
(h) places of worship or churches
(i) rooming and boarding houses
(j) senior citizen’s homes
(k) special care home

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Lot and Building Requirements

The minimum lot size and yard requirements are shown in Table 3.

(5) Projections into Yards

In addition to the provisions of Section 4.4 the following projections are allowed in the R2-Residential District:

(a) Front Yard: - unenclosed decks may project a maximum of 2 metres over or into the required front yard.

(b) Side Yard: - unenclosed decks may project over or into the required side yard subject to a minimum distance of 0.6 metres being maintained between the deck and the side lot line.
(6) **Storage**

Storage or collection of goods, commodities, machinery or other forms of materials is prohibited in front or side yards.

(7) **Signs**

Signs are subject to Section 7

(8) **Discretionary Use Standards**

(a) All discretionary uses shall maintain the residential character of the area as much as possible.

(b) Home Occupations are allowed for a maximum of 12 months and are subject to Section 5.2

(c) Rooming or boarding houses, personal care home, senior citizen’s homes, special care homes:

(i) Maximum Number of residents – 8, exclusive of the receiving family or staff.

(ii) Each resident of a boarding or rooming house must be provided with a minimum of 14 square metres of private living space.

(iv) Each resident must have access to a heated bathroom, and one bathroom must be provided for each 6 persons in the house.

(iv) Off street parking spaces are to be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.

(d) Day-Care Centers

(i) Play areas shall be adequately fenced to provide for safety.

(e) **Convenience Stores**

(i) Must be located on a corner lot.

(ii) Signs shall comply with Section 7.

(iii) All business shall be conducted within an enclosed building.

(iv) A maximum of one dwelling unit attached to the commercial establishment shall be permitted as an accessory use.

(f) **Places of worship and Churches**

(i) Must be located on corner lot to facilitate access.

(ii) Signs shall comply with Section 7.

(iii) A maximum of one dwelling unit attached to the establishment shall be permitted as an accessory use.
(g) Elder Suites:

(i) A maximum of one detached or one semi-detached elder suite shall be permitted on each one-unit dwelling site as an accessory use.

(ii) The minimum yard requirements for principal buildings shall apply to the elder suites.

(h) Multiple-unit Dwellings:

(i) Where possible be, located on corner lot to facilitate access.

(ii) Other regulations are as set out in Section 3.6(4).

(i) Dwelling unit groups are subject to the following standards:

(i) The minimum side yard is 1.8 metres measured from the closest main wall of the principal building closest to the side lot line.

(ii) All principal buildings forming part of the group shall be located at least 3 metres from any other principal building in the group.

(iii) The lot area shall provide at least 300 square metres for each dwelling unit in the group located at grade level, plus 65 square metres for any dwelling units located above the main floor
3.6 R3-Residential District

(1) Permitted Uses

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

(a) parks or playgrounds
(b) public works excluding, offices, warehouses, storage yards and sewage lagoons
(c) multiple-unit dwellings

(2) Discretionary Uses

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

(a) dwelling unit groups
(b) special care home
(c) senior citizen’s homes
(d) places of worship or churches
(e) production of and the delivery of pizza including an attached dwelling

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Lot and Building Requirements

The minimum lot size and yard requirements are shown in Table 3.

(5) Projections into Yards

In addition to the provisions of Section 4.4 the following projections are allowed in the R3-Residential District:

(a) Front Yard: - unenclosed decks may project a maximum of 2 metres over or into the required front yard.

(b) Side Yard: - unenclosed decks may project over or into the required side yard subject to a minimum distance of 0.6 metres being maintained between the deck and the side lot line.

(6) Storage

Storage or collection of goods, commodities, machinery or other forms of materials is prohibited in front or side yards.

(7) Signs

Signs are subject to Section 7
(8) **Discretionary Use Standards**

(a) All discretionary uses shall maintain the residential character of the area as much as possible.

(b) Dwelling unit groups are subject to the following standards:
   (i) The minimum side yard is 1.8 metres measured from the closest main wall of the principal building closest to the side lot line.
   (ii) All principal buildings forming part of the group shall be located at least 3 metres from any other principal building in the group.
   (iii) The lot area shall provide at least 300 square metres for each dwelling unit in the group located at grade level, plus 65 square metres for any dwelling units located above the main floor.

(c) Pizza production and delivery enterprises are subject to the following standards:
   (i) All business with the exception of the delivery service shall be conducted within an enclosed building.
   (ii) Off Street parking shall be supplied as follows:
        a) 1 unit for every 4 seats in the eating area, and
        b) 1 unit for the dwelling
   (iii) Subject to the guidelines in section 7, signage shall comply as follows:
        a) One fascia sign, in addition to an address designation, is permitted having a maximum facial area of 2 square metres (21 square feet); and,
        b) Either one free-standing sign having a maximum facial area of 2.3 square metres (24.7 square feet), or a free-standing canopy or awning sign having a maximum facial area of 2 square metres (21 square feet)
   (iv) A maximum of one dwelling unit attached to, or being within the commercial establishment, shall be permitted as an accessory use.
## District Schedules

### Residential District Regulations

<table>
<thead>
<tr>
<th>USE</th>
<th>LOT REQUIREMENTS</th>
<th>BUILDING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Maximum</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Frontage</td>
<td>Front</td>
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<tr>
<td></td>
<td>Frontage</td>
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<td>Single Detached Dwellings</td>
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<td>6 m, 4.5 m</td>
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<tr>
<td>Parks, Play Grounds</td>
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<tr>
<td>Public Works</td>
<td>nr m, nr m</td>
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<tr>
<td>Semi-Detached Dwellings (per unit)</td>
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<td>6 m, 4.5 m</td>
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<tr>
<td>Duplex Dwellings (per unit)</td>
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<td>6 m, 4.5 m</td>
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<tr>
<td>Multiple unit dwellings</td>
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<td>6 m, 6 m</td>
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<tr>
<td>Home Occupations</td>
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<td>nr m, nr m</td>
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<tr>
<td>Rooming/Boarding Houses</td>
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<td>6 m, 4.5 m</td>
</tr>
<tr>
<td>Personal Care Homes, Special Care Homes, Senior Citizen's Homes</td>
<td>15 m, 11¹ m</td>
<td>6 m, 4.5 m</td>
</tr>
<tr>
<td>Convenience stores</td>
<td>15 m, 11¹ m</td>
<td>6 m, 6 m</td>
</tr>
<tr>
<td>Daycare centres</td>
<td>15 m, 11¹ m</td>
<td>6 m, 4.5 m</td>
</tr>
<tr>
<td>Elder suites</td>
<td>nr m, nr m</td>
<td>nr m, nr m</td>
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<tr>
<td>Places of worship or churches</td>
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<td>6 m, 4.5 m</td>
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<td>Accessory buildings</td>
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<tr>
<td>Accessory uses</td>
<td>nr m, nr m</td>
<td>nr m, nr m</td>
</tr>
</tbody>
</table>

**NOTES**

1. mean width must be a minimum of 15 metres
2. mean width must be a minimum of 7.5 metres
3. mean width must be a minimum of 18 metres
4. plus 70 m² for each unit in excess of 4 units
5. except 6 metres if abutting any industrial district without an intervening street or lane
6. except no requirement on the attached side of a semi-attached dwelling

nr = no requirement

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Town of La Ronge Zoning Bylaw
Bylaw 425/02

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3.7 R4-Residential District

(1) Permitted Uses

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

(a) parks or playgrounds
(b) public works excluding, offices, warehouses, storage yards and sewage lagoons
(c) single detached dwellings

(2) Discretionary Uses

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

(a) bed and breakfast operations
(b) convenience stores
(c) daycare centres
(d) duplex dwellings
(e) elder suites
(f) personal care home
(g) senior citizen’s homes
(h) special care homes
(i) home occupations
(j) places of worship or churches
(k) rooming and boarding houses
(l) semi-detached dwellings

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) All Principle Uses,
   (i) Lot area - minimum 2000 square metres
   (ii) Lot frontage - minimum
        rectangular lots: 30 metres
        non-rectangular lots: 16 metres with a mean width of 30 metres.
   (iii) Yard, front - minimum 6 metres
   (iv) Yard, rear - minimum 7.5 metres.
   (v) Yard, side - minimum 3 metres
   (vi) Floor area - minimum 65 square metres
(b) Accessory buildings
   (i) Lot area - minimum
       with principal building
   (ii) Lot frontage - minimum
       with principal building
   (iii) Yard, front - minimum
       accessory buildings shall be located behind the established front building line of the principal building, except where the rear lot line faces a water body or water course, accessory buildings may be located in a required front yard providing they are set back at least 3 metres from the front lot line.
   (iv) Yard, rear - minimum
       4.5 metres.
   (v) Yard, side - minimum
       3 metres
(c) Other Uses – no requirement
(5) Signs
   Signs are subject to Section 7
(6) Discretionary Use Standards
   (a) All discretionary uses shall maintain the residential character of the area as much as possible.
   (b) Home Occupations are allowed for a maximum of 12 months and are subject to Section 5.2
   (c) Rooming or boarding houses, personal care home, senior citizen’s homes, special care homes
      (i) Maximum Number of residents – 8, exclusive of the receiving family or staff.
      (ii) Each resident of a boarding or rooming house must be provided with a minimum of 14 square metres of private living space.
      (v) Each resident must have access to a heated bathroom, and one bathroom must be provided for each 6 persons in the house.
      (iv) Off street parking spaces are to be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.
   (d) Day-Care Centers
(i) Play areas shall be adequately fenced to provide for safety.

(e) Convenience Stores

(i) Must be located on a corner lot.
(ii) Signs shall comply with Section 7.
(iii) All business shall be conducted within an enclosed building.
(iv) A maximum of one dwelling unit attached to, or being within the commercial establishment, shall be permitted as an accessory use.

(f) Places of worship and Churches

(i) Must be located on corner lot to facilitate access.
(ii) Signs shall comply with Section 7.
(iii) A maximum of one dwelling unit attached to the establishment shall be permitted as an accessory use.

(g) Elder Suites:

(i) A maximum of one detached or one semi-detached elder suite shall be permitted on each one-unit dwelling site as an accessory use.
(ii) The minimum yard requirements for principal buildings shall apply to the elder suites.
3.8 MH-Mobile Home District

(1) Permitted Uses

The following uses are permitted in the MH-Mobile Home District:

(a) mobile homes
(b) mobile home courts
(c) parks or playgrounds
(d) public works excluding, offices, warehouses, storage yards and sewage lagoons

(2) Discretionary Uses

The following uses are discretionary in the MH-Mobile Home District:

(a) elder suites
(b) home occupations
(c) convenience stores

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Mobile homes
   (i) Lot area - minimum 465 square metres
   (ii) Lot frontage - minimum rectangular lots: 15 metres
        non-rectangular lots: 11 metres with a mean width of 15 metres.
   (iii) Yard, front - minimum 6 metres
   (iv) Yard, rear - minimum 4.5 metres.
   (v) Yard, side - minimum 1.5 metres
   (vi) Floor area - minimum 75 square metres, not including any additions
        The total floor area of all additions to a mobile home shall not exceed the original floor area of the mobile home

(b) Mobile home courts
   (i) Lot area - minimum 5000 square metres
   (ii) Lot frontage - minimum 20 metres.
   (iii) Yard, front - minimum 7.5 metres
(iv) Yard, rear - minimum 7.5 metres.
(v) Yard, side - minimum 7.5 metres

(c) Accessory buildings
   (i) Yard, front - minimum 6 metres
   (ii) Yard, rear - minimum 4.5 metres
   (iii) Yard, side - minimum 0.6 metres

(d) Other uses – no requirement

(5) Mobile Home Courts
   (a) Roadways within mobile home courts shall be at least 15.24 metres in width and be hard surfaced and self-drained
   (b) As a minimum, ten percent of the area of the mobile home court is to be set aside as communal open space or devoted to recreational facilities.
   (c) The Public Health Act and the Regulations passed thereunder, shall be complied with in respect to all other operations and development of the mobile home court

(6) Projections into Yards
    In addition to the provisions of Section 4.4 the following projections are allowed in the MH-Mobile Home District:
    (a) Front Yard: - unenclosed decks may project a maximum of 2 metres over or into the required front yard.
    (b) Side Yard: - unenclosed decks may project over or into the required side yard subject to a minimum distance of 0.6 metres being maintained between the deck and the side lot line.

(7) Signs
    Signs are subject to Section 7

(8) Discretionary Use Standards
    (a) All discretionary uses shall maintain the residential character of the area as much as possible.
    (b) Home Occupations are allowed for a maximum of 12 months and are subject to Section 5.2.
    (c) Convenience Stores:
        i. Must be located on a corner lot.
        ii. All business shall be conducted within an enclosed building.
iii. A maximum of one dwelling unit attached to, or being within the commercial establishment, shall be permitted as an accessory use.

(d) Elder Suites:

iv. A maximum of one detached or one semi-detached elder suite shall be permitted on each one-unit dwelling site as an accessory use.

v. The minimum yard requirements for principal buildings shall apply to the elder suites.
3.9 C1-Commercial District

(1) Permitted Uses
The following uses are permitted in the C1- Commercial District:

- (a) bakeries with retail sales;
- (b) banks or financial institutions
- (c) bus terminals or depots
- (d) commercial recreational facilities excluding skating or curling rinks
- (e) convenience stores
- (f) health care clinics
- (g) hotels, motels;
- (h) licensed beverage rooms and other places for the sale and consumption of beer, wine & spirits with or without food
- (i) mini malls
- (j) newspaper offices or other publishing operations
- (k) offices
- (l) parking lots
- (m) personal service shops
- (n) public works, excluding warehouses, storage yards and sewage lagoons
- (o) radio, television and cable stations
- (p) rental stores
- (q) restaurants and other places for the sale and consumption of food and related items;
- (r) retail stores
- (s) shopping malls
- (t) taxi stands
- (u) theaters and assembly halls
- (v) undertaking establishments

(2) Discretionary Uses
The following uses are discretionary in the C1- Commercial District:

- (a) car washes
- (b) cultural institutions
- (c) day care centres
- (d) dwelling units
- (e) food processing facilities
- (f) gas bars
- (g) lumber yards and building supply establishments
- (h) mixed use developments
- (i) places of worship
- (j) service clubs or lodges
- (k) service stations
(3) **Accessory Uses**

Buildings, structures or uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) **Regulations**

(a) **Lot and Building Requirements**

The minimum lot size and yard requirements are shown in Table 4.

(5) **Storage**

All outside storage shall be fenced, and where the area abuts any Residential or Mobile Home District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

(6) **Signs**

Signs are subject to Section 7

(7) **Discretionary Use Standards**

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

(d) **Dwelling Units**

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

(ii) The minimum floor area of each dwelling unit shall be 46 square metres.

(iii) One off-street parking site must be provided for each dwelling unit.

(b) **Service stations and gas bars** are subject to Section 5.1

(c) **Mixed use developments**

(i) Where located in the same building with commercial uses, dwelling units shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.

(ii) The minimum floor area of each dwelling unit shall be 46.4 square metres.

(iii) One off-street parking site must be provided for each dwelling unit.

(iv) **Design standards:**

   1. Front yard – 6 metres
   2. Rear yard – 6 metres
3. Building height (maximum.) – 12 metres
4. Lot coverage (maximum.) - 40%

(v) Commercial uses must occupy at least 20 per cent of the building floor area.

(vi) Landscaping:
1. Parking lots and driving surfaces shall be hardsurfaced, with drainage directed to a street or lane.
2. Areas not required for parking or buildings are to be landscaped with trees and grass, shrubs, or other suitable decorative landscaping.
3. Other requirements are set out in Section 8.
3.10 C2-Commercial District

(1) Permitted Uses

The following uses are permitted in the C2- Commercial District:

(a) animal hospitals, animal shelters
(b) car washes
(c) commercial recreation facilities excluding skating or curling rinks
(d) convenience stores
(e) drive-in restaurants
(f) lumber yards and building supply establishments
(g) mini malls
(h) mobile home or recreational vehicle sales
(i) motels
(j) motor vehicle sales, rental or repair excluding auto-body shops
(k) parking lots
(l) public works excluding warehouses, storage yards and sewage lagoons
(m) restaurants
(n) service stations
(o) licensed beverage rooms and other places for the sale and consumption of beer, wine and spirits with or without food

(2) Discretionary Uses

The following uses are discretionary in the C2- Commercial District:

(a) billboard signs
(b) construction trades
(c) cultural institutions
(d) drive-in theaters
(e) greenhouses
(f) public assembly halls
(g) shopping malls.
(h) theatres
(i) tourist campgrounds
(j) undertaking establishments

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Lot and Building Requirements

The minimum lot size and yard requirements are shown in Table 4.
C2 Commercial District

(5) Landscaping
   (a) Parking lots and driving surfaces shall be hardsurfaced, with drainage directed to a street or lane.
   (b) Areas not required for parking or buildings are to be landscaped with grass or trees
   (c) An area at least 1.5 metres wide along arterial and collector streets is to be landscaped with trees, shrubs or fencing, and grass or decorative ground cover.
   (d) Other requirements are set out in Section 8.

(6) Storage
   All outside storage shall be fenced, and where the area abuts any Residential or Mobile Home District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

(7) Signs
   Signs are subject to Section 7

(8) Discretionary Use Standards
   In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the C2-Commercial District:
      (a) Access to lots used for discretionary uses, requiring delivery or shipping of goods, shall be located to ensure that heavy truck traffic takes access to or from arterial or collector streets, or designated truck routes.
3.11 **C3-Commercial District**

**(1) Permitted Uses**

The following uses are permitted in the C3-Commercial District:

(a) convenience stores  
(b) hotels, motels or lodges  
(c) marinas and other establishments for storage or servicing of water craft.  
(d) mini malls  
(e) public and private recreational facilities  
(f) public works excluding, warehouses, storage yards and sewage lagoons  
(g) restaurants, drive-in restaurants  
(h) retail stores  
(i) rental stores  
(j) offices

**(2) Discretionary Uses**

The following uses are discretionary in the C3-Commercial District:

(a) boat docks  
(b) boat launches  
(c) cultural institutions  
(d) dwelling units  
(e) float plane bases  
(f) gas bars  
(g) health care clinics  
(h) mixed use developments  
(i) public assembly halls  
(j) service stations  
(k) theatres

**(3) Accessory Uses**

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

**(4) Regulations**

(a) Lot and Building Requirements  
   The minimum lot size and yard requirements are shown in **Table 4**.

(b) The height of any building shall not exceed 12 metres.

**(5) Storage**

All outside storage shall be fenced, and where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.
(6) Signs

Signs are subject to Section 7

(7) Discretionary Use Standards

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the C3-Commercial District:

(a) Service stations shall be located along arterial roads. Other requirements are subject to Section 5.1.

(c) Dwelling Units

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

(ii) The minimum floor area of each dwelling unit shall be 46 square metres.

(iii) One off-street parking site must be provided for each dwelling unit.

(c) Mixed use developments

(i) Where located in the same building with a commercial use, dwelling units shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.

(ii) The minimum floor area of each dwelling unit shall be 46.4 square metres.

(iii) One off-street parking site must be provided for each dwelling unit.

(iv) Design standards:

1. Front yard – 6 metres
2. Rear yard – 6 metres
3. Building height (maximum) – 12 metres
4. Lot coverage (maximum) - 40%

(v) Commercial uses must occupy at least 20 per cent of the building floor area.

(vi) Landscaping:

1. Parking lots and driving surfaces shall be hardsurfaced, with drainage directed to a street or lane.
2. Areas not required for parking or buildings are to be landscaped with native trees or shrubs and grass or other suitable decorative landscaping.
3. No hard landscaping or gravel is allowed within 3 metres of the bank of the lake unless berms or ground cover are put in place to prevent erosion or runoff into the lake.

4. No fill is to be placed in the lake. Where fill or grading takes place on the bank sloping to the lake, berms or ground cover are required to be put in place to prevent erosion or runoff into the lake.

5. Other requirements are set out in Section 8.

(d) Float Plane Bases

(i) Fuel storage:
   1. shall not be located in high or moderate flood risk areas as identified in 1989 by the Canada-Saskatchewan Flood Damage Reduction Program.
   2. shall conform to all standards established by Saskatchewan Environment and Resource Management and the Provincial Fire Code.

(ii) Where dedicated lands are leased for floatplane docking, public access to lakeshore is not to be restricted.
### Table 4 – Commercial District Regulations

<table>
<thead>
<tr>
<th>USE</th>
<th>LOT REQUIREMENTS</th>
<th>BUILDING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Minimum (metres)</td>
</tr>
<tr>
<td></td>
<td>Frontage (metres)</td>
<td>Yards</td>
</tr>
<tr>
<td></td>
<td>Area (m²)</td>
<td>Front</td>
</tr>
<tr>
<td>Hotels, Motels, Lodges Service Stations, Gas Bars, lumber yards</td>
<td>rectangular 18</td>
<td>650</td>
</tr>
<tr>
<td>or building supply establishments, mixed use developments, motor</td>
<td>non-rectangular 15</td>
<td></td>
</tr>
<tr>
<td>vehicle sales, rental or repair, drive in theatres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping malls, tourist campgrounds</td>
<td>30</td>
<td>930</td>
</tr>
<tr>
<td>Floatplane bases</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>All other Uses</td>
<td>15</td>
<td>450</td>
</tr>
<tr>
<td>Accessory</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**

1. providing the mean width is at least 18 m
2. providing the mean width is at least 30 m
3. except 6 where abutting any Residential or Mobile Home District without an intervening lane or street
4. except 3 m where abutting any Residential or Mobile Home District without an intervening street or lane
5. except 1.5 m where abutting any Residential District or Mobile Home District without an intervening street or lane
3.12  M1-Industrial District

(1)  Permitted Uses

The following uses are permitted in the M1-Industrial District:

(a)  animal hospitals, shelters or kennels
(b)  auction markets
(c)  autobody Shops
(d)  car washes
(e)  construction trades
(f)  convenience stores
(g)  fire halls
(h)  green houses
(i)  lumber yards and building supply establishments
(j)  metal welding and fabricating
(k)  motor vehicle sales, storage, rental or repair
(l)  parking Lots
(m)  printing plants
(n)  public works excluding sewage lagoons
(o)  rental stores
(p)  repair shops
(q)  restaurants, cafes
(r)  service stations or gas bars
(s)  taxi services
(t)  telecommunications facilities
(u)  tree and plant nurseries
(v)  truck, bus and other transport terminals and yards

(2)  Discretionary Uses

The following uses are discretionary in the M1-Industrial District:

(a)  billboard signs
(b)  bulk fuel storage and sales
(c)  dwelling units
(d)  processing plants
(e)  rehabilitation facility
(f)  warehouses and storage yards

(3)  Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4)  Regulations

(a)  Lot and Building Requirements
The minimum lot size and yard requirements are shown in Table 5.

(5) **Discretionary Use Standards**

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the M1-Commercial District:

(a) Bulk fuel storage and sale facilities shall meet the requirements of applicable provincial and federal legislation.

(b) **Dwelling Units**

   (i) minimum floor area - 37 square meters
   (ii) maximum floor area – 111 square meters
   (iii) maximum of one (1) dwelling unit per site is allowed for the use of caretakers, owners or staff.
   (iv) all dwelling units attached to a principal building shall have an entrance separate from that of the principal building.

(6) **Landscaping**

(a) Areas not required for parking or buildings are to be landscaped with grass or trees

(b) An area at least 1.5 metres wide along arterial and collector streets is to be landscaped with trees, shrubs or fencing, and grass or decorative ground cover.

(7) **Storage**

All outside storage shall be fenced, and where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

(8) **Signs**

Signs are subject to Section 7
3.13 M2-Industrial District

(1) Permitted Uses

The following uses are permitted in the M2-Industrial District:

(a) aircraft storage yards and repair facilities;
(b) animal hospitals, shelters or kennels
(c) autobody shops
(d) bulk fuel storage and sales
(e) carpentry, woodworking and furniture making and repairing;
(f) concrete batching plants and concrete products.
(g) construction trades
(h) contractors offices, shops and yards;
(i) engineering offices, research, testing and laboratory facilities;
(j) lumber yards and building supply establishments
(k) manufacturing, processing and assembly industries.
(l) parking lots
(m) public works excluding sewage lagoons
(n) resource management operations such as fire caches, including temporary accommodation for fire crews and on-site helicopter landing facilities.
(o) salvage and scrap metal yards.
(p) service stations or gas bars
(q) truck, bus and other transport terminals and yards
(r) warehouses and storage yards

(2) Discretionary Uses

The following uses are discretionary in the M2-Industrial District:

(a) dwelling units
(b) gravel extraction, storage, and processing.
(c) sawmills and shakemills
(d) warehouses and storage yards for storage, collection or transfer of hazardous materials.

(3) Accessory Uses

Buildings, structures or uses, excluding commercial and industrial operations, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, use may be allowed where approved by council.

(4) Regulations

(a) Lot and Building Requirements

The minimum lot size and yard requirements are shown in Table 5.
(5) **Discretionary Use Standards**

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the M2-Commercial District:

(a) Bulk fuel and hazardous material storage and sale facilities shall meet the requirements of applicable provincial and federal legislation.

(b) **Dwelling Units**
   
   (i) minimum floor area - 37 square meters
   
   (ii) maximum floor area – 111 square meters
   
   (iii) maximum of one (1) per dwelling unit per site is allowed for the use of caretakers, owners or staff, except for temporary crew housing at a fire cache.

   (iv) all dwelling units attached to a principal building shall have an entrance separate from that of the principal building.

(6) **Storage**

All outside storage shall be fenced, and where the area abuts any Residential or Mobile Home District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.8 metres in height.

(7) **Signs**

Signs are subject to Section 7
### Table 5 – Industrial District Regulations

<table>
<thead>
<tr>
<th>USE</th>
<th>LOT REQUIREMENTS</th>
<th></th>
<th></th>
<th></th>
<th>BUILDING REQUIREMENTS</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Yards</td>
<td>Minimum</td>
<td>Yards</td>
<td>Front</td>
<td>Rear</td>
<td>Side</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(metres)</td>
<td>(metres)</td>
<td>(metres)</td>
</tr>
<tr>
<td>USE</td>
<td>Rectangular</td>
<td>Non-rectangular</td>
<td>Area</td>
<td>Minimum</td>
<td>Front</td>
<td>Rear</td>
<td>Side</td>
</tr>
<tr>
<td>animal hospitals, shelters or kennels, carpentry, woodworking and furniture making and repairing; construction trades, contractors offices, shops and yards; convenience stores, engineering offices, research, testing and laboratory facilities; fire halls, parking lots, public works excluding sewage lagoons, rehabilitation facility, rental stores, repair shops, restaurants, cafes, taxi services</td>
<td>15</td>
<td>11&lt;sup&gt;1&lt;/sup&gt;</td>
<td>450</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>car washes, printing plants, service stations or gas bars</td>
<td>18</td>
<td>15&lt;sup&gt;2&lt;/sup&gt;</td>
<td>560</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>all other uses</td>
<td>30</td>
<td>21&lt;sup&gt;3&lt;/sup&gt;</td>
<td>930</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>accessory</td>
<td></td>
<td></td>
<td></td>
<td>1.5 except 0.6 where a lane exists</td>
<td>no requirement</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**
- <sup>1</sup> providing the mean width is at least 15 m
- <sup>2</sup> providing the mean width is at least 18 m
- <sup>3</sup> providing the mean width is at least 30 m
3.14 H- Holding District Designator

Any district where an H-Holding District designator is attached is subject to the regulations of the UR-Urban Reserve District until the designator is removed.

4 GENERAL REGULATIONS

4.1 Licenses, Permits and Compliance with Other Bylaws and Legislation

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

4.2 Building Lines

Where a front building line has been established by existing buildings in a block, and is less than 6 metres from the street line, new construction may conform to this established building line, provided that the established building line is not less than 3 metres from the street line. No further projection is to be allowed.

4.3 Number of Principal Buildings Permitted on a Lot

Only one principal building shall be placed on any lot with the exception of dwelling unit groups, health care clinics, mobile homes in courts, recreation facilities, schools, senior citizen's homes, and special care homes.

4.4 Required Yards and Open Space

(1) Minimum Yards Required

No portion of any yard or open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

(2) Projections into Yards

(a) Where minimum yards are required in any district, such minimum requirements shall not apply to the following, however no projections shall be any closer than 0.15 metres to any lot line:

(b) In any rear yard, the construction of a deck, porch or verandah having a maximum projection from the main wall of 1.8 metres;

(c) In any yard, the construction of a chimney, sill, cornice, or roof overhang not exceeding 0.45 metres.

(3) Buildings and Structures in Required Yards

The following buildings are allowed in the noted required yards, and are not subject to setback regulations:

(a) In all yards; trees, shrubs, sidewalks, wheelchair ramps, uncovered driveways, and fences.
(b) In front yards; in addition to the above, lighting fixtures and lamp posts.
(c) In rear yards, in addition to the above, recreation equipment, laundry drying equipment and garbage stands.

4.5 Fences

(1) Interpretation – in this section “Height” means the vertical distance of the wall, fence, hedge or shrub measured from the ground level immediately adjacent to the structure or plant to the highest point of the structure or plant.

(2) Walls, fences, hedges or shrubs may be erected, placed, planted, maintained or grown along a lot line only in conformance with the following regulations:

(a) Residential and Mobile Home Districts:

(i) Maximum height along any lot line except a lot line in a required front yard - 2 metres

(1) Where a variance exists between the heights of two adjoining property lines, the maximum structure or plant height shall be measured from a point calculated from the average between the heights of the two adjoining properties to the top of the structure or plant. The maximum height, including the consideration of any variance, shall not exceed 2 metres.

(2) Where a variance of greater than four (4) feet (1.25 metres) exists between two adjoining side lot lines, the maximum side yard fence height shall be four (4) feet (1.25 metres).

(ii) Maximum height along any lot line in a required front yard - 1 metre.

(iii) In the case of a corner lot, the maximum height in an intersection sight triangle is 0.75 metres.

(b) Commercial and Industrial Districts:

(i) Maximum height, other than for required screening, - 2.5 metres.

(ii) In the case of a corner lot, no wall, fence hedge or shrub shall be placed so as to create a visual obstruction in an established intersection sight triangle.

(c) Other Districts:

(i) Maximum height - 2.5 metres

4.6 Accessory Buildings

(1) Accessory buildings shall be subordinate to, and located on the same lot as the principal building or use.

(2) Time of Construction - Accessory buildings shall not be constructed or placed on any lot prior to the construction of the principal building except where a Development Permit has been issued for a principal building, Council may, at its discretion, allow construction of an accessory building required for the storage of
construction material or equipment. If the principal building is not completed in the
time period required, the accessory building is to be removed.

(3) **Height of Accessory Buildings** - Accessory buildings are not to exceed the height
of the principal building, and in no case shall the accessory building exceed the
height limits provided for accessory buildings or structures in the zoning district in
which it is located.

(4) **Private Garages and Carports**
(a) Private garages and carports attached to the principal building are considered
as part of the principal building and subject to the regulations governing the
principal building.
(b) On any lot in any residential zoning district only one, detached garage, not
exceeding 75 square metres is allowed.

(5) **Location of Accessory Buildings**
(a) Detached accessory buildings in any Residential or Mobile Home District are
subject to the following regulations:
   (i) Except as provided for in Section 3.7(4)b(iii), accessory buildings are
       not be located in any front yard.
   (ii) Yard, rear: minimum - 1.5 metres, but no door or doors when open or
       being opened shall extend beyond the lot line.
   (iii) Yard, side: minimum - 3 metres from a side lot line abutting as street,
       otherwise 0.6 metres.
(b) Accessory buildings located in a required rear yard shall not occupy more than
    thirty (30) per cent of the required rear yard, and shall not obstruct access to
    any lane.
(c) Detached accessory buildings shall be located at least 1 metre from the
    principal building and meet the requirements of the National Fire Code..

4.7 **Servicing**
(1) Holding or septic tanks are not allowed in the areas of the town, which can be
    serviceable from existing municipal water and sewer lines.
(2) Developments outside the serviceable areas shall be connected to a private sewage
disposal system approved by the Public Health Inspector.

4.8 **Public Utilities and Municipal Facilities**
Public utilities and facilities of the municipality, except solid and liquid waste
disposal sites, shall be permitted uses in every zoning district subject to the
regulations of the district, unless otherwise specified.
5 SPECIAL STANDARDS

5.1 Service Stations and Gas Bars

Service stations and gas bars, where allowed in a specific zoning district, shall be subject to the following development standards:

(1) Fuel pumps, above ground storage tanks and other accessory equipment shall be located at least 6 metres from any street or lot line and at least 5 metres from any building on the lot.

(2) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.

(3) All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles.

(4) The arrangement of the proposed structure on the site shall be designated to reduce conflict with adjoining uses.

(5) The access to the site shall be designed to reduce conflict with other vehicular and pedestrian traffic.

(6) Where service stations occupy a corner site, only one access crossing shall be located on the flanking street.

(7) Access to parking for fuel dispensing apparatus shall not obstruct access to the lot, or other required off street parking spaces on the lot.

(8) Any specific development standards imposed related to landscaping, screening, open spaces, parking and standing areas for vehicles shall be designed to reduce conflict with adjoining land uses and to ensure adequate areas for vehicles on the property.

(9) The storage of fuel shall meet all provincial regulations.

5.2 Home Occupations

Home occupations, where allowed in a specific zoning district, are subject to the following:

(1) Home occupations are only allowed in single-detached, semi-detached, or duplex dwellings, mobile homes or buildings accessory to these.

(2) Home occupations shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odor, vibration, smoke, electrical interference of heat which would be disruptive to surrounding residential uses or endanger public safety.

(3) Home occupations shall not result in undue traffic or parking requirements in the residential area.
(4) The operation of the home occupation shall not require the provision or installation of special utilities or equipment not customarily found in dwelling units.

(5) The maximum floor area occupied by a home occupation shall not exceed 25% of the floor area of the building except:

(a) green houses may occupy the full floor area of the building, and
(b) the area used for retail sales shall not exceed 10% of the floor area of the building.

(6) Home occupations shall be contained entirely within either the dwelling or accessory building not in both.

(7) Articles offered for sale must be produced, packaged or stored within the dwelling unit or the accessory building.

(8) Within the dwelling unit or accessory building only one part-time employee, who is not a resident of the dwelling unit, may be employed at any one time.

(9) There shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the dwelling.

(10) Signs are subject to Section 7.

(11) Advertising of a home occupation shall not include the civic address.

5.3 Temporary Uses

(1) Allowed Use

The following uses are allowed, at Council's discretion, within the specified zoning districts for the periods specified:

<table>
<thead>
<tr>
<th>Use</th>
<th>Districts</th>
<th>Maximum Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Fair, exhibition</td>
<td>C2, RP</td>
<td>2 weeks</td>
</tr>
<tr>
<td>(b) Farmer's Market</td>
<td>C1</td>
<td>1 month</td>
</tr>
<tr>
<td>(c) Construction camps or structures</td>
<td>any</td>
<td>12 months</td>
</tr>
<tr>
<td>(d) Home occupations</td>
<td>R1, R2, R4, MH</td>
<td>12 months</td>
</tr>
</tbody>
</table>

(2) Regulations

(a) Lot sizes

(i) All development must be located on an existing lot, no subdivision will be allowed for a temporary use.

(3) Buildings

(a) Any buildings placed on the site must be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically approved by council.
(b) Any permanent buildings or structures erected must conform to building and setback requirements of the zoning district in which the site is located.

(4) Other requirements

(a) The site must restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.

(b) An agreement with Town may be required as a condition of approval, which may include posting of adequate credit to ensure restoration of the site.

(c) Home occupations are also subject to section 5.2.

5.4 Bed and Breakfasts

Bed and breakfast lodging, where allowed in a specific district, shall be subject to the following development standards:

(1) Bed and breakfast lodging shall be located in a single detached dwelling used as the operator's principal residence.

(2) Bed and breakfast lodging shall be licensed by the Department of Health and meet the requirements of the Fire Commissioner.

(3) A maximum of two guest bedrooms shall be permitted in a dwelling operating as bed and breakfast lodging.

(4) One (1) off-street parking space shall be provided on site.

(5) Signs are subject to Section 7.

5.5 Personal Care Homes

A personal care home shall be subject to the following development standards where developed in a single detached dwelling in a residential area:

(1) The personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood.

(2) A personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the district in which it is located.

(3) The operator of the personal care home shall be a permanent resident of the dwelling licensed as a personal care home.

(4) A maximum of two personal care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.

(5) The maximum number of residents allowed in a personal care home shall be 8 residents.

(6) Any changes resulting in the increase in the number of residents to the maximum number set in clause (5) or an increase in the area devoted to a personal care home
or alterations or additions to the structure used as a personal care home shall require a new development permit for a discretionary use.

(7) Signs are subject to Section 7.
(8) Off street parking is subject to Section 6.1.
## 6 OFF STREET PARKING AND LOADING

### 6.1 Off Street Parking

1. Off-Street parking shall be provided in accordance with the requirements set out in Table 6 and this section.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Number of Parking Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Duplex Dwellings</td>
<td>1 per dwelling unit</td>
</tr>
<tr>
<td>Dwelling Unit Groups</td>
<td>1 per unit plus 1 space for every 5 units</td>
</tr>
<tr>
<td>Mobile Home Courts</td>
<td>1 per site plus 1 space per six sites</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>1 per dwelling unit</td>
</tr>
<tr>
<td>Multiple Unit Dwellings</td>
<td>1.5 per dwelling unit</td>
</tr>
<tr>
<td>Semi-Detached Dwellings</td>
<td>1 per dwelling unit</td>
</tr>
<tr>
<td>Single Detached Dwellings</td>
<td>1 per dwelling unit</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>2 plus 1 for each guest room</td>
</tr>
<tr>
<td>Rooming/Boarding Houses</td>
<td>1 plus 0.5 spaces per rooming unit</td>
</tr>
<tr>
<td>Community Service</td>
<td></td>
</tr>
<tr>
<td>Community Centers</td>
<td>1 per 40 m² of gross floor area, minimum of 2</td>
</tr>
<tr>
<td>Cultural Institutions</td>
<td>1 per 27 m² of gross floor area</td>
</tr>
<tr>
<td>Day Care Centres</td>
<td>1 per employee plus 1 per 10 children</td>
</tr>
<tr>
<td>Health Care Clinics</td>
<td>1 per 18 m² of gross floor area</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1.5 per patient bed</td>
</tr>
<tr>
<td>Personal Care Home</td>
<td>1 per employee, plus .25 for each resident</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>1 per 10 seats or per 9 m² of floor area whichever is greater</td>
</tr>
<tr>
<td>Public Assembly Halls</td>
<td>1 per 10 seats or per 9 m² of floor area whichever is greater</td>
</tr>
<tr>
<td>Rehabilitation Facility</td>
<td>1 per employee, plus .25 for each resident</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>1 per employee, plus .25 for each resident</td>
</tr>
<tr>
<td>Elementary Schools</td>
<td>1 per classroom</td>
</tr>
<tr>
<td>High Schools</td>
<td>4 per classroom</td>
</tr>
<tr>
<td>Colleges or University</td>
<td>1 per 4 students</td>
</tr>
<tr>
<td>Senior Citizen's Home</td>
<td>1 per employee, plus .25 for each resident</td>
</tr>
<tr>
<td>Service Clubs/Lodges</td>
<td>1 per 9 m² of gross floor area</td>
</tr>
<tr>
<td>Special Care Home</td>
<td>1 per employee, plus .25 for each resident</td>
</tr>
<tr>
<td>Recreational</td>
<td></td>
</tr>
<tr>
<td>Arenas</td>
<td>1 per 5 seats or 10 m² of gross floor area</td>
</tr>
<tr>
<td>Billiard hall</td>
<td>1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Bingo Halls</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>4 per lane</td>
</tr>
<tr>
<td>Commercial recreation facilities</td>
<td>1 per 5 seats or 10 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Curling Rinks</td>
<td>4 per sheet of ice</td>
</tr>
<tr>
<td>Go Cart Tracks</td>
<td>1 per 3 carts</td>
</tr>
<tr>
<td>Golf Courses</td>
<td>4 per hole</td>
</tr>
<tr>
<td>Mini-Golf</td>
<td>3 per hole</td>
</tr>
<tr>
<td>Public recreation facilities</td>
<td>1 per 5 seats or 10 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Skating Rinks</td>
<td>1 per 14 m² of ice area</td>
</tr>
</tbody>
</table>
## Off Street Parking and Loading

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis courts</td>
<td>3 per court</td>
</tr>
<tr>
<td>Theatres</td>
<td>1 per 10 seats</td>
</tr>
<tr>
<td>Bakeries</td>
<td>1 per 40 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Bank or Financial Institutions</td>
<td>1 per 40 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Car Washes</td>
<td>1 per 2 employees plus 2 per wash bay</td>
</tr>
<tr>
<td>Convenience Stores</td>
<td>1 space per 22 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Drive in restaurants</td>
<td>1 per 9 m² of gross leasable floor area plus one lane with 3 spaces for each drive up window</td>
</tr>
<tr>
<td>Gas Bars</td>
<td>2 per pump plus 1 per employee</td>
</tr>
<tr>
<td>Hotels, Motels</td>
<td>1 per guest room or unit</td>
</tr>
<tr>
<td>Licensed Beverage Rooms, Restaurants, Cafes</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Lumber Yards and Building Supply</td>
<td>1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Shopping Malls, Malls, minimalls</td>
<td>1 per 30 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Motor Vehicle repair, sales, rental</td>
<td>3 spaces per bay plus 2 per fuel pump, or 1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Offices - business, professional, administrative</td>
<td>1 per 37 m² of gross floor area</td>
</tr>
<tr>
<td>Personal Service Shops</td>
<td>1 per 18 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Rental Stores</td>
<td>1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Repair Shops (other than motor vehicle)</td>
<td>1 per 18 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Retail Stores</td>
<td>1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Service Stations</td>
<td>3 spaces per bay</td>
</tr>
<tr>
<td>Undertaking establishments</td>
<td>1 space for each 4 seats or 1 space for each 10 m² of assembly area</td>
</tr>
<tr>
<td>Other Commercial - not listed</td>
<td>1 per 46 m² of gross leasable floor area</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Manufacturing and processing operations</td>
<td>1 per 55 m² of gross leasable floor area or 1 per employee</td>
</tr>
<tr>
<td>Warehousing</td>
<td>1 per 90 m² of gross leasable floor area</td>
</tr>
<tr>
<td>Other Industrial - not listed</td>
<td>1 per 30 m² of gross leasable floor area</td>
</tr>
</tbody>
</table>

(2) Where a building or site contains more than one use, the parking requirements shall be calculated separately for each use and added together to determine the total requirements for the site.

(3) Where the calculation of the number of spaces results in a fractional space, the total shall be rounded up to the next whole space.

(4) Required off-street parking spaces in any Commercial or Industrial District may be located on a separate lot that is within a convenient walking distance, to a maximum of 150 metres, of the principal building or use, provided such spaces are located within a Commercial, Industrial or Recreation and Park District.

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Town of La Ronge Zoning Bylaw  
Bylaw 425/02
(5) In Residential Districts, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located.

(6) Where the necessary off-street parking space is provided on a lot that is separate from the principal use, there shall be recorded in the office of the Development Officer a registerable agreement between the municipality and the owner of the lot on which the parking is to be located. The agreement shall be binding on the said owner and their heirs and successors, restricting the use of the said lot for the purposes of off-street parking so long as the main use or building for which the parking is provided exists; and the agreement shall be registered as an interest against the said lot in the Land Titles Office by the municipality.

6.2 Cash in Lieu of Off Street Parking

(1) Pursuant to The Planning and Development Act, 1983 the Development Officer may exempt any person, who is required to provide off-street parking in a Commercial or Industrial District, from the requirement of providing the off-street parking facilities, where a payment made equal to $1800 per parking space exempted.

(2) The payment of cash-in-lieu of providing off-street parking shall satisfy the off-street parking requirement for the existence of the building on the lot except where the intensity of the use is increased or where the use is changed requiring additional off-street parking. Money paid as cash-in-lieu of off-street parking will not be refunded where the intensity is decreased or the use is changed requiring less off-street parking spaces or cash paid in lieu.

(3) A person who pays, or agrees in writing to pay the required sum in lieu of providing off-street parking facilities and the buildings or structures in respect of which such payment is to be made, shall be treated as having met the off-street parking regulations.

(4) All such sums of monies shall be paid to the municipality prior to the issuance of a development and/or building permit.

6.3 Design and Maintenance of Off-Street Parking Area

(1) Access

Parking areas shall be designed so as to provide adequate means of access to a public lane or street. Such driveway access shall not exceed 7 metres in width and shall be so located as to cause the least interference with traffic movement.

(2) Size of Parking Space

Each parking space shall not be less than 2.5 metres wide and 5.65 metres in length exclusive of an adequately designed system of access drives.

(3) Signs
Off Street Parking and Loading

No signs shall be located in any parking area except as necessary for orderly operation of traffic movement.

6.4 Off Street Loading

(1) In any Industrial or Commercial District where the use of a building or lot involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading or unloading shall be provided on the lot in conformity with Table 7 and this section.

<table>
<thead>
<tr>
<th>Gross Leasable Floor Area</th>
<th>Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>90 m² to 1,300 m²</td>
<td>1</td>
</tr>
<tr>
<td>Over 1,300 m² to 2,500 m²</td>
<td>2</td>
</tr>
<tr>
<td>Over 2,500 m²</td>
<td>2 plus 1 additional space for each 6,500 m² over 2,500 m²</td>
</tr>
</tbody>
</table>
7 SIGNS

7.1 Administration

(1) Except as provided in section 7.1(3), a sign permit is required for erecting, enlarging, changing or structurally altering a sign. A sign shall not be erected, altered, enlarged or maintained upon any property, lot or street in any district, by any person, except in conformity with this bylaw.

(2) The provisions of these regulations shall not be construed as to limit or interfere with the erection and maintenance of signs on public streets, public lanes or public places of signs which are designed and intended for the safety or protection of the health and general welfare of the public, which are essentially for the maintenance and protection or efficient operation of public service and public property or which are primarily intended for direction of the public and identification of establishments or places of public service which are clearly not operated for the purpose of gain.

(3) A sign permit is not required for the following, however, all general regulations must be complied with where applicable:

(a) Government signs: where signs erected by a duly constituted government body or organization is for the purpose of providing information by:
   (i) a public service by the Town;
   (ii) an agency supplying a public utility;
   (iii) the Provincial or Federal Government; and
   (iv) a committee or local authority established by the Town.

(b) Signs required to be posted and maintained by any municipal Bylaw or Federal or Provincial statute or regulation.

(c) Directional signs having a maximum facial area of 1 square metre.

(d) Temporary signs comprised of:
   (i) Display window signs located on the surface of or inside display windows, lighted only by building illumination.
   (ii) Event signs, which are unlighted signs having a maximum facial area of 3 square metres, displayed on private property and limited to one per each premise, announcing a campaign, drive or event of a civic philanthropic, educational, or religious organization, to be removed within one (1) day after the event.
   (iii) A maximum of two (2) construction signs with a facial area not exceeding 7.5 square metres each, to be removed within 14 days of an occupancy permit being issued for the building.
   (iv) Real estate signs - one unlighted sign having a maximum facial area of 1.5 square metres.
(e) Address designation - signs that denote a numerical civic address or occupant having a maximum facial area of 0.6 square metres, and when illuminated, shall be continually lit.

(f) Tenant identification signs - signs located inside a building including tenant identification inside an enclosed shopping centre.

(g) Election signs

(h) Banners

(4) Council may, by resolution, direct and order the removal of a sign, which contravenes this Bylaw, or is in an unsafe or dilapidated condition.

(5) In case of default by the owner, agent, lessee or occupier to comply with the order within the period named in it, the municipality may enter and remove the sign at the expense of the person defaulting, and may further order that the charges for doing so, if unpaid on December 31 in any year, shall be added to and form part of the taxes payable on the land as taxes in arrears.

(6) Notwithstanding any other provision herein, Council may, without notice to the owner of such sign, by resolution authorize the removal of a sign located on a highway under the jurisdiction of the municipality, or on any public land owned by the municipality, where:

(a) the sign contravenes this Bylaw;
(b) the sign is in an unsafe condition; or
(c) the sign is dilapidated.

7.2 General Sign Regulations

(1) Flashing signs are prohibited in all districts.

(2) All signs shall be located wholly within the boundaries of the lot except as provided in Section 7.8

(3) Signs shall be located in such a manner that they do not visually obstruct sight triangles or otherwise jeopardize public safety.

(4) Where signs are to be placed adjacent to a provincial highway, they shall be subject to Saskatchewan Highways and Transportation regulations where applicable.

7.3 Residential and Mobile Home Districts

(1) One fascia sign, in addition to any address designation, is permitted for a dwelling having a maximum facial area as follows:

(a) multiple unit dwellings - 2 square metre ; and
(b) all other dwellings - 0.2 square metre.

(2) One additional sign for multiple unit dwellings may be erected as follows:
(a) a free-standing sign having a maximum facial area of 2.3 square metres in area; or
(b) a free-standing canopy or awning sign subject subsection (3) and providing a minimum clearance of 3 metres between the bottom of the canopy and sidewalk or ground.

3 Free-standing signs shall be located at least 3 metres from any lot line and not be located in a sight triangle;

4 Non-residential uses in a residential district shall be subject to sign regulations for multiple unit dwellings.

5 One temporary sign (fascia or free standing) not exceeding 1.5 square metres in area to a maximum height of 2.5 metres in height.

6 A dwelling unit may erect one fascia or window sign, not exceeding 0.2 square metre for a home occupation.

7.4 Commercial and Industrial Districts

1 Advertising signs in Commercial and Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours.

2 Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.

3 Facial Areas (maximums):
   (a) in the C1 and C3 -Commercial District - 5 square metres, except the combined facial area of both signs shall not exceed 7 square metres.
   (b) in the C2-Commercial and M1 and M2-Industrial Districts - 7 square metres, except the total facial area of both signs shall not exceed 10 square metres.

4 Signs may be double faced.

5 All signs shall provide a minimum clearance of 3 metres between the bottom of the sign and a street or sidewalk.

6 The maximum height above grade: 6 metres.

7 All signs shall be located wholly within the lot lines of the lot in which they are located, except for signs located within the C1 or C3 Commercial Districts.

8 Except as provided in clause (9) and Section 7.8, signs shall be located a minimum distance of 1 metre from any lot line.

9 Specific sign regulations for portable signs are:
   (a) Except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, boulevard, or sidewalk.
   (b) A portable sign shall not be located or erected for a period greater than 14 days.
   (c) Other requirements are as set out in Section 7.8(2).
7.5 Other Districts

(1) Signs or billboards are prohibited except for signs showing the location of recreation areas or trails and signs indicating permitted or discretionary uses.

(2) The maximum facial area of any allowed sign is 2 square metres.

7.6 Billboards

(1) Maximum single face area - 20 square metres.

(2) Maximum total face area - 40 square metres.

(3) Maximum number of faces – 2

(4) Double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction.

(5) Maximum height above grade - 6 metres.

(6) No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary.

(7) Council may place special conditions on the location of the billboard on a site to protect the clear view of an intersection or a highway approach, or other directional and informational signs.

7.7 Encroachments

(1) Projecting signs, canopies and awnings may encroach into streets in the C1 and C3 Commercial Districts subject to the following:

(a) the encroachment shall not exceed 1 metre, or extend into or over the driving surface of the roadway

(b) the bottom of the encroaching sign shall be a minimum of 3 metres above the grade level of the street or sidewalk below any part of the sign.

(c) the sign shall not interfere with traffic signs, street lighting, public works or utilities, landscaping, or street furniture,

(d) the encroachment does not pose a hazard to pedestrian or vehicular traffic,

(e) the structure is compatible with the downtown streetscape and revitalization scheme,

(f) a building permit has been approved for the structure, and

(g) the owner of the lot or building that the structure is attached to enters into an agreement with the municipality respecting maintenance, removal and liability.

(2) Portable signs may be located on street rights of way in the C1 and C3 Commercial Districts subject to the following:

(a) the sign shall not interfere with traffic signs, street lighting, public works or utilities, landscaping, or street furniture,
(b) setback for edge of driving surface of the roadway - 0.5 metres,
(c) maximum facial area - 3 square metres,
(d) maximum height - 2 metres,
(e) the sign does not pose a hazard to pedestrian or vehicular traffic,
(f) the sign is compatible with the downtown streetscape and revitalization scheme, and
(g) the owner of the sign enters into an agreement with the municipality respecting maintenance, removal and liability.
8 PERFORMANCE STANDARDS

8.1 Land Capability

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

(2) The geotechnical report shall include, as a minimum, the following information:

(a) surface and subsurface material by depth and type,
(b) level of water table,
(c) surface drainage patterns,
(d) grade elevations,
(e) capability to support the proposed development, and
(f) remedial measures, if any, required such as landfill, ditching, etc.

(3) No development, other than open space uses, shall be permitted in any zoning district on hazard land or on land that is not capable of supporting the development on the basis of land or resource capability.

8.2 Flood Hazard Areas

(1) Any development in flood risk areas, as identified by the Canada Saskatchewan Flood Damage Reduction Program, is subject to the following:

(a) High Flood Risk Areas

(i) Backfilling, grading, depositing earth or other material, excavating, storage of goods or materials or erection of buildings or structures is not permitted except at Council’s discretion, subject to submission of a site development plan and report, along with proof that such development is acceptable to Saskatchewan Environment and Resource Management.

(ii) The storage of any hazardous materials is prohibited.

(b) Moderate Flood Risk Areas

(i) All development, redevelopment or major alterations and additions shall be adequately floodproofed to at least 0.5 metres above the design flood level.

(ii) The bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 metres above the design flood level.
(iii) Basements are prohibited, except where floodproofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 metres above the design flood.

(iv) Plumbing outlets may be permitted in basements below the design flood provided they contain an automatic shut-off valve approved by the Plumbing Inspector.

(v) Electrical outlets may be permitted in basements below the design flood provided they contain an independent switch for each outlet. The main switch box, heating plants and air conditioning units shall be located above the design flood level plus freeboard.

(vi) Foundations and walls of any building or structure shall be adequately floodproofed to at least 0.5 metres above the design flood level. All plans for such shall be certified by a Professional Engineer or Architect.

8.3 Landscaping

(1) Subject to Section 8.3 (10) existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback, or buffer requirements of the zoning bylaw.

(2) Damage to vegetation adjacent to the lake bank shall be minimized such that all living trees shall be retained within the boundaries of the moderate flood risk area.

(3) In cases where retention of natural trees would create unusual hardship or development problems in open space, setback, and buffer areas, planted trees may be required.

(4) The Development Officer shall determine when such hardship or development problem exists and may designate that certain areas be replanted in lieu of preserving existing trees.

(5) Planted trees and other vegetation shall conform to the following
(a) Species must be capable of surviving in the Town
(b) Minimum tree sizes:
   (i) Deciduous – 50 mm caliper diameter
   (ii) Coniferous – 2 metre height
   (iii) Shrubs – 600 mm spread or height

(6) No paving with concrete, asphalt, or other impervious material within the tree crown zone of trees to be preserved shall be allowed.

(7) Soil and other materials shall not be temporarily or permanently stored in locations that would cause suffocation of root systems of trees to be preserved.

(8) The permanent vegetation shall be installed on the construction site as soon as utilities are in place and final grades are achieved.
(9) The paving of streets, parking lots, and other areas shall be completed in conjunction with final grading for these. Final grading and removal of vegetation shall not occur more than 30 days prior to scheduled paving.

(10) Upon direction from the Development Officer property owners may be required to treat or remove trees suffering from transmittable diseases or pests or allow the Town to do so, charging the actual cost thereof to the property owner. The Development Officer may not require the removal of trees except for the reasons of disease, infestation, and danger of falling.

(11) To minimize the potential spread of wildfires, vegetation and underbrush on lots west of Highway No. 2, are to be thinned to at least 25% for areas within 30 metres of any buildings on the site.

(12) In the C1 and C3 Commercial Districts, along La Ronge Avenue, the following requirements also apply:

(a) all areas of the lot not used for a building, parking or loading are to be landscaped.

(b) Landscaping shall conform to the La Ronge Avenue/Waterfront Development Plan.

(c) a landscaping plan is to be submitted along with the application for a development permit showing:

(i) site grading and leveling,
(ii) location of existing and proposed vegetation, including any proposed to be removed,
(iii) location of proposed hard landscaping such as walls, walks, fences, curbs

8.4 Contaminated Sites

(1) Where application for development is made for a site that may be contaminated, the development officer may require the applicant to provide a report including, but not limited to the following:

(a) a listing of all previous uses of the site, indicating which may have used or stored hazardous materials; and

(b) records of any spills or deposition in the soil of hazardous materials.

(2) Where the report indicates that contamination potentially exists, the development officer may require the applicant to conduct a more detailed site analysis report, including abutting areas, addressing areas such as:

(a) the type, nature and extent of the soil contamination,

(b) any hazardous material contamination in existing buildings, and

(c) any contamination of ground and surface water.
Performance Standards

(3) If the detailed analysis indicates that the contamination of the site may have adverse impacts on the proposed development or adjoining areas, the applicant will submit a plan, to the development officer, approved by the appropriate government agencies, for the remediation of the site.

(4) A development permit will not be issued for a development on a potentially contaminated site until the development officer has received a report that the potential adverse effects of the site contamination have been adequately remedied.

8.5 Servicing Costs

(1) No development requiring public utilities shall be permitted in any zoning district on land where the cost of providing public utilities would be prohibitive, except where the applicant enters into an agreement with the Town to pay the cost of connecting public utilities to the site or to provide acceptable alternate methods of providing utility services.
9 ADMINISTRATION

9.1 Development Officer

(1) The Administrator, or their designate, shall be the Development Officer responsible for the administration of this bylaw.

9.2 Permits

(1) Except as provided in Section 9.2(2) no person shall undertake a development or commence a use unless a Development Permit has first been obtained. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.

(2) A Development Permit is not required for the following, but all other applicable provisions of this bylaw are to be followed:

(a) the maintenance of a public work;
(b) the construction of a public work by the Town;
(c) the installation of public works on any street or other public right-of-way;
(d) maintenance and repairs that do not include structural alterations;
(e) accessory buildings under 9.3 square metres.

(3) A building permit shall not be issued unless a Development Permit, where required, has also been issued.

(4) If the development or use authorized by a Development Permit is not commenced within six months from the date of its issue, and completed within twelve months of its issue, the permit is deemed void unless an extension to the period has first been granted, in writing, by the development officer.

(5) Occupancy Permit

(a) Where a development permit or building permit has been issued for:

i) a new building or structure,
ii) structural alterations to an any existing building or structure; or
iii) a change of use or intensity of use of a site or building;

the building or site shall not be occupied or uses, or continue to be occupied or used, until an occupancy permit is issued.

9.3 Application for Permits

(1) The application for Permits under this bylaw, shall be made, to the Development Officer, in the appropriate form, as attached to and forming part of this bylaw:

(a) Form A for a Development Permit, Minor Variance, Temporary Use or Sign
(b) Form C for a home occupation, or
Form D for an occupancy permit.
(2) The application shall be accompanied by:
   (a) two copies of a site or building plan showing dimensions and locations of
        existing and proposed buildings and structures as well as lot lines, or
   (c) where no new construction is proposed, the applicant shall supply a written
        description of the proposed development in place of such plans,
   (d) in the case of an application for an occupancy permit a real property report
        prepared by a Saskatchewan Land Surveyor where new construction has taken
        place, and
   (c) any fees as set out in Section 9.4.

(3) Where the application is for a Discretionary Use the applicant shall also supply:
   (a) advertising fees as set out in Section 9.4,
   (b) a written description of the proposed development, describing the intended use
       and operations, structures to be located on the lot, required municipal services,
       and
   any other information that Council determines is necessary to fully review the
   proposed development.

(4) Where an application is refused or revoked, and the decision is not appealed, no
    subsequent application for a development of the same land, that is substantially the
    same as the application refused or revoked, shall be made for a minimum of six
    months of the date of the refusal or revocation.

9.4 Fees

Applications to the municipality under the Zoning Bylaw shall include the following fees:

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

(2) Advertisement of a discretionary use application - Where a person applies for a
    discretionary use that person shall pay the cost of processing and advertising the
    notice required by Section 9.6(3).

(3) Permits - An applicant for a permit shall pay an application fee in accordance with
    the following:

    (a) Permitted principal use - $10.00
    (b) Accessory use - $10.00
    (c) Discretionary use - $25.00
    (d) Home Occupation - $25.00

    The application fees for a development permit shall be in addition to any fees for
    providing notice to the public as required in clauses (1) and (2)
9.5 Review of Applications

(1) The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the Basic Planning Statement Bylaw.

9.6 Discretionary Use Applications

(1) Where the application is for a discretionary use the Development Officer shall, within 30 days, submit the application, along with any supporting material or reports, to Council for consideration. Upon completion of its initial review, Council shall pass a resolution instructing the Development Officer to either:

(a) give notice of Council’s intent to consider the application at a specified council meeting, or

(b) refuse the application, indicating the reasons for the refusal and refunding the advertising fee.

(2) Where Council decides to consider the application, the decision on the application must be made within 45 days on council’s initial review of the application.

(3) Public notice of Council’s intent to consider the Discretionary Use application shall be provided by:

(a) publication in two consecutive issues of a local newspaper, with the last publication at least 3 days, and not more than 10 days before the date set for the Council meeting to consider the application, and

(b) sending a copy of the notice, by ordinary mail, at least 15 days before the meeting to the owners and tenants any land subject to the application and to the owners of all lots within 30 metres of the land subject to the application.

(4) The notice must contain, as a minimum, the following information:

(a) a description of the purpose of the application;

(b) a description or map of the lands that are the subject of the application (if any);

(c) the time and places where copies of the application and related material may be inspected;

(d) the time and place of the meeting where Council will consider the application; and

(e) the date by which any submissions on the proposals must be received.
9.7 Temporary Uses

(1) An application for a temporary use shall indicate the proposed start date of the use, the date by which all parts of the use will removed and the condition site will be restored after removal of the use.

(2) An applicant for a temporary use is required to enter into an agreement with the municipality to include the following:
   
   (a) the date the use will start,
   (b) the date by which all aspects of the use will be removed,
   (c) standards which the use shall comply with during operation,
   (d) the condition that the lot will be restored to; and
   (e) the process of removal and restoration of the lot.

(3) The agreement may be filed as an interest on the title of the property where the use is located.

9.8 Occupancy Permits

(1) Upon receipt of the application for an Occupancy Permit, the applicant will make suitable arrangements with the building inspector for an inspection of the property.

(2) No occupancy permit shall be issued until the premises has been inspected and the proposed use and any buildings or structures involved comply in all respects with the Town's bylaws.

(3) The Town may refuse to connect services to any building until an occupancy permit has been issued.

9.9 Decisions

(1) The decision on applications for a development permit, minor variance or temporary use, shall be made in writing to the applicant, in Form B, as attached to and forming part of this Bylaw.

(2) Where the application is for a permitted use the Development Officer shall, upon completion of the review:
   
   (a) issue a Development Permit where the application conforms to all provisions of this Bylaw;
   
   (b) issue the Development Permit specifying any special regulations or standards to which the development or use must comply, where the class of development or use is subject to special regulations, performance standards or development standards that are specified in this Bylaw, or
   
   (c) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.
(3) Following consideration of all presentations or submissions made on the discretionary use application at the Council meeting, Council shall pass a resolution instructing the Development Officer to either:

(a) issue a Development Permit incorporating any special development standards prescribed by Council in accordance with the provisions of this Bylaw; or

(b) refuse the application, indicating the reasons for the refusal.

(4) Where an approved development is not being developed in accordance with the provisions of this bylaw, or with the standards and conditions specified in the Development Permit, Council may revoke or suspend the Development Permit. The Development Permit shall not be reissued or reinstated until all deficiencies have been corrected.

(5) In the case of a approval of a home occupation, the development officer shall issue a home occupation license.

(6) The decision on an occupancy permit shall be in writing, in Form E, as attached to and forming part of this Bylaw.

9.10 Minor variances

(1) The Development Officer shall maintain a register of all minor variance applications and decisions in Appendix A.

(2) The Development Officer may vary the requirements of the zoning bylaw subject to the following conditions:

(a) a minor variance may be granted for variation only of:

(i) the minimum required distance of a building from the lot line; and
(ii) the minimum required distance of a building to any other building on the lot;

(b) the maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the zoning bylaw;

(c) the development shall conform to the zoning bylaw with respect to the use of land;

(d) the relaxation of the zoning bylaw shall not injuriously affect neighbouring properties;

(e) no minor variance shall be granted for a discretionary form of development, or in connection with an agreement on rezoning entered into pursuant to Section 82 of the Act.

(3) On receipt of an application for a minor variance, the Development Officer may:

(a) approve the minor variance;

(b) approve the minor variance and impose terms and conditions on the approval; or
(c) refuse the minor variance.

(4) Where the Development Officer imposes terms and conditions on an approval pursuant to subsection (5), the terms and conditions shall be consistent with:
   (a) minimizing adverse impacts on neighbouring properties;
   (b) providing adequate separation between buildings for safety reasons; and
   (c) avoiding encroachment into adjoining property.

(5) Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.

(6) Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.

(7) The written notice required pursuant to subsection (8) shall:
   (a) contain a summary of the application for minor variance;
   (b) provide a reason for and an effective date of the decision;
   (c) indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
   (d) where there is an objection described in clause (c), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.

(8) The written notice required pursuant to subsection (8) shall be delivered:
   (a) by registered mail; or
   (b) by personal service.

(9) A decision approving a minor variance, with or without terms and conditions, does not take effect:
   (a) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed;
   (b) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

(10) If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the municipality respecting the approval of the minor variance within the time period prescribed in subsection (9), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
   (a) of the revocation of the approval; and
   (b) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
(11) If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

9.11 Development Appeals

(1) Development Appeals Board - A Development Appeals Board of the Town is appointed in accordance with Sections 71 and 91 to 104 of the Act.

(2) Where an application for a permitted use has been refused, the applicant shall be advised of the right of appeal to the Development Appeals Board of the Town.

(3) Where an application for a discretionary use has been approved by Council, with prescribed development standards pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the Town.

(4) An application for a Development Permit for a permitted use shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 9.11(2) as though the application had been refused at the end of the period specified in this subsection.

(5) An application for a minor variance may be appealed to the Development Appeals Board of the Town in accordance with Sections 9.10(10) and (11).

9.12 Contract Zoning

(1) Council may enter into an agreement respecting the rezoning of land in accordance with the guidelines established by the Basic Planning Statement on contract zoning.

(2) The agreement may include:
   (a) a description of the proposal;
   (b) reasonable terms and conditions with respect to:
      (i) the uses of the land and buildings or forms of development;
      (ii) the site layout and external design including parking areas, landscaping, and entry and exit ways;
   (c) a time limit in which the development must occur in accordance with the agreement, otherwise the site will revert to the previous zoning classification; and
   (d) that on the rezoning of the land none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limit prescribed in the agreement.

(3) Council may require the payment of a performance bond to assure implementation of the agreement prior to entering into an agreement with a person.
(4) A rezoning agreement will not be signed until the public has had an opportunity to examine the proposed rezoning through a public notice. Public notice and review will be in accordance with the procedure and public notification process provided in Part IX of the Act. Final reading of the zoning bylaw will be subject to the signing of the agreement. **The amendment of the zoning bylaw shall take effect upon registration interest on the land as contained in subsection (5).**

(5) As required by the Act, an interest on the land will be registered in the Land Titles Office against the lands affected by the agreement binding the owner of the land and future landowners to the agreement.

(6) The Council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of land to which the agreement pertains:

(a) vary the agreement;

(b) enter into a new agreement; or

(c) extend any time limit prescribed in an agreement.

(7) Prior to making a decision on an application under subsection (6), Council may require that public notice, as provided in Section 9.6 be provided.

(8) The Council may declare a rezoning agreement void where:

(a) any of the land or buildings is developed or used contrary to the provisions of the agreement; or

(b) the development fails to meet a time limit prescribed by an agreement; and the land reverts to the zoning district to which it was subject before rezoning.

(9) Where the Council voids an agreement, it will:

(a) give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the municipality; and

(b) withdraw the interest registered in connection with the agreement.

(10) The symbol "C" will be attached to the appropriate zoning district on the Zoning District Map in order to identify land that is rezoned by an agreement.

**9.13 Amendment of the Zoning Bylaw**

A person may apply, in writing, to Council requesting an amendment to the bylaw, and the application shall include the fee required in Section 9.4.

**9.14 Enforcement**

(1) In accordance with The Act, the Development Officer may, at a reasonable time, and with the consent of the owner, operator, or occupant, enter any land, building, or premises for the purposes of inspection where the Development Officer has reasonable grounds to believe that any development or form of development on or
in the land, building or premises contravenes any provision of the zoning bylaw. Any steps to enforce the provisions of the zoning bylaw shall be followed as set out in The Act.

9.15 Offences and Penalties
Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the Act.

9.16 Non-Conforming Uses and Buildings
Non-conforming uses and non-conforming buildings are subject to Sections 113 - 118 inclusive of the Act.

9.17 Records
The Development Officer shall keep records of all applications received and decisions issued under this bylaw.
10 ADOPTION

10.1 Repeal

Bylaw 221/86, known as the Zoning Bylaw, and all amendments thereto, are hereby repealed.

10.2 Coming into Force

This bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs and Housing.

INTRODUCED AND READ A FIRST TIME THIS ___ DAY OF ___________ 2002

READ A SECOND TIME THIS ___ DAY OF ___________ 2002.

READ A THIRD TIME AND PASSED THIS ___ DAY OF ___________ 2002

________________________________________
Mayor

SEAL

________________________________________
Administrator
CONSOLIDATION
TOWN OF LA RONGE
ZONING BYLAW
BYLAW NUMBER 425/02

Amendments

Bylaw 457/05 – Amendment
  • Section 3.4(2) – R1 – Residential District Discretionary Use the following use be added: (m) service clubs

Bylaw 477/07 – Amendment
  • Section 4 (4.8) Public Utilities and Municipal Facilities

Bylaw 478/07 – Amendment
  • Section 2(a)(i) (1) & (2) Fence Variances

Bylaw 484/07 – Amendment
  • Section 3 (3.8) (2) (c) Convenience stores & (8) Discretionary Use Standards

Bylaw 488/08 – Amendment
  • Section 3.6 (2) (e) Pizza production & delivery & (8) (c) Discretionary Use Standards

Town of La Ronge Zoning Bylaw
Bylaw 425/02