

**OFFICE CONSOLIDATION
OF THE**

**ZONING BYLAW
of the
TOWN OF DUNDURN**

For Legal Purposes please consult:

Zoning Bylaw #11-87

and amendments:

14-90, 2-93, 8-97, 5-98, 2-99, 2-2002, 10-2003, 12-2003, 5-2004, and 4-2005.

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1. INTRODUCTION

Under the authority of The Planning and Development Act, 2007 and Bylaw No. 10-87, The Basic Planning Statement of the Town of Dundurn, the Council of the Town of Dundurn in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- 1.1 TITLE – This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Dundurn.
- 1.2 SCOPE – Development shall be permitted within the limits of the Town of Dundurn and only when in conformity with the provisions of this bylaw.
- 1.3 SEVERABILITY – If any section, clause or provision of this Bylaw including anything shown on the Zoning District Map is to be invalid, the same shall not affect the validity of the Bylaw as a whole or part thereof, other than the section, clause or provision, including anything shown on the Zoning District Map, so declared to be invalid.

2. 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:

- 2.1 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.
- 2.2 Act – The Planning and Development Act, 2007.
- 2.3 Administrator – The Administrator of the Town of Dundurn.
- 2.4 Alter – Any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.
- 2.5 Bed and Breakfast Home – 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 traveling public for a charge.
- 2.6 Building – A structure constructed or place on, in or over land but does not include a public highway.
- 2.7 Building Accessory – A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.
- 2.8 Building Bylaw – Any bylaw of the Town of Dundurn regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.
- 2.9 Building Height – The vertical distance of a building measured from the grade level to the highest point of the roof.
- 2.10 Building Permit – A permit issued under a building bylaw of the Town of Dundurn authorizing the construction of all or part of a building or structure.

- 2.11 Building Principal – The building in which is conducted the main or primary use of the lot on which said building is situated.
- 2.12 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.
- 2.13 Carport – A roofed enclosure 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 and is attached to a principal building.
- 2.14 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.
- 2.15 Corner Lot – A lot at the intersection or junction of two or more streets.
- 2.16 Council – The Council of the Town of Dundurn.
- 2.17 Cultural Institution – Establishments such as museums, art galleries, libraries and similar facilities of historical, educational or cultural interest.
- 2.18 Deck – A raised open platform with or without rails attached to a principal building.
- 2.19 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.
- 2.20 Development Permit – A document authorizing a development issued pursuant to this zoning bylaw.
- 2.21 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.
- 2.22 Dwelling, Duplex – A building divided horizontally into two dwelling units as herein defined.
- 2.23 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.
- 2.24 Dwelling, Semi-Detached – Two dwellings side by side in one building with a common party wall which separates without openings, the two dwelling units throughout the entire structure.
- 2.25 Dwelling, Single Detached – A detached building consisting of one unit as herein defined, and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or prefabricated home as herein defined.
- 2.26 Dwelling Unit – One or more habitable rooms constituting a self-contained unit used as a residence, each unit have sleeping, cooking and toilet facilities.

- 2.27 Factory Built Home – a mobile home that is certified by the manufacturer to meet CSA-Z240 construction standard or a prefabricated home that is certified by the manufacturer to meet CSA-A277 construction standard.
- 2.28 Flankage – The side lot line of a corner lot that abuts a street.
- 2.29 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.
- 2.30 Frontage – The side of a lot abutting the street; in the case of a corner lot, the shorter of the sides shall be considered as the frontage.
- 2.31 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.
- 2.32 Gas Bar – A building or facility used for the retail sale of motor vehicle fuels from fixed pumps and automotive accessories.
- 2.33 Grade Level – The finished ground elevation at the front of the building midway between the front corners of the building.
- 2.34 Health Care Clinic – A facility for medical treatment.
- 2.35 Home Occupation – An occupation conducted by the occupants of a residential building and which is clearly secondary to the residential use of the dwelling and does not change the building's exterior character.
- 2.36 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 for sale of alcoholic beverages, which is provided for transient lodgers, but does not include a motel or rooming house.
- 2.37 Intersection – An area where two or more streets cross, or meet, at grade.
- 2.38 Intersection Sight Triangle – A triangle shaped portion of land established at a street intersection bounded by the street lines and a line joining points on the street lines a distance of 7.5 metres from the intersection.
- 2.39 Lane – A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.
- 2.40 Lot – An area of land with fixed boundaries and which is of record in the Land Titles Office by Certificate of Title.
- 2.41 Lot Coverage – That portion of the lot that is covered by principal and accessory buildings.
- 2.42 Lot Depth – The average distance between the front lot line and the rear lot line measured within the lot boundaries.
- 2.43 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 line separating the narrowest street frontage of the lot from the street.
- 2.44 Lot Line, Rear – The line at the rear of the lot and opposite the front lot line.

- 2.45 Lot Line, Side – A lot line other than a front or rear lot line.
- 2.46 Mayor – The Mayor of the Town of Dundurn.
- 2.47 Minister – The member of the Executive Council to whom, for the time being, the administration of the Act is assigned.
- 2.48 Mobile Home – A trailer coach:
- 2.48.1 That is used as a dwelling all year round;
 - 2.48.2 That has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
 - 2.48.3 That has facilities for washing and a water closet or other similar facility that may be connected to a sewage lagoon; and
 - 2.48.4 That conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979
- 2.49 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.
- 2.50 Mobile Home, Double Wide – A mobile home consisting of two sections, separately towable, but designed to be joined together into one building.
- 2.51 Mobile Home, Single Wide – A mobile home designed to be towed as a single load and less than six metres wide.
- 2.52 Mobile Home Site – An area of land in a mobile home court for the placement of a mobile home.
- 2.53 Modular Unit – a factory or plant built home that is designed to be moved and placed onto a permanent foundation in two or more modular units that when joined together exceed 8 metres (26.25 ft) in width.
- 2.54 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.
- 2.55 Municipality – The Town of Dundurn.
- 2.56 Non-Conforming Building – A building:
- 2.56.1 that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to this Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
 - 2.56.2 that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.
- 2.57 Non-Conforming Use – A lawful specific use:
- 2.57.1 Being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have

been issued, on the date this Bylaw or any amendment hereto becomes effective, and

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

- 2.58 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.
- 2.59 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.
- 2.60 Prefabricated Home – a building that is manufactured in a factory or plant as a whole or modular unit to be used as one dwelling unit and certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.
- 2.61 Prefabricated Home, Single Wide – a prefabricated home that is designed to be moved and placed onto a permanent foundation as a whole unit in a single load and which is less than 5 metres (16.40 ft) in width.
- 2.62 Prefabricated Home, Double Wide – a prefabricated home that is designed to be moved and placed onto a permanent foundation in two or more modular units that when joined together exceed 8 metres (26.25 ft) in width.
- 2.63 Public Work
- 2.63.1 Systems for the production or distribution of electricity;
- 2.63.2 Systems for the distribution of natural gas or oil;
- 2.63.3 Facilities for the storage, transmission, treatment, distribution or supply of water;
- 2.63.4 Facilities for the collection, treatment, movement or disposal of sanitary sewage; or
- 2.63.5 Telephone or light distribution lines,
that are owned or operated by the Crown or a municipality.
- 2.64 Retail Store – An establishment engaged in the sale of goods or merchandise to the general public for personal or household use, and the rendering of services incidental to the sale of such goods; including groceries, sporting goods, novelties, dry goods, jewelry, household appliances, books and magazines.
- 2.65 Rooming House – A building containing more than one rooming unit.
- 2.66 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.

- 2.67 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.
- 2.68 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.
- 2.69 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.
- 2.70 Site – One or more contiguous lots under one title and used, or intended to be used for a single principal use or principal building.
- 2.71 Special Care Home – An extended or intermediate care facility licensed or approved to provide full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves.
- 2.72 Street – A public thoroughfare which affords the principal means of access to the abutting property.
- 2.73 Structure – Anything that is built, constructed or erected, located on the ground, or attached to something located on, or in the ground.
- 2.74 Structural Alteration – The construction or reconstruction of supporting elements of a building or other structure.
- 2.75 Tourist Campgrounds – A tract or parcel of land which provides for the location of tents or trailer coaches used by travelers and tourists for overnight accommodation.
- 2.76 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.
- 2.77 Town – The Town of Dundurn.
- 2.78 Yard – Any part of a lot unoccupied or unobstructed by any principal building.
- 2.79 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.
- 2.80 Yard, Rear – A yard extending across the full width of a lot between the rear lot line and the nearest main wall of the principal building or structure on the lot.

- 2.81 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.
- 2.82 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.
- 2.83 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.

3. ADMINISTRATION

- 3.1 Development Officer - The Administrator of the Town of Dundurn shall be the Development Officer responsible for the administration of this bylaw.
- 3.2 Development Permit –
 - 3.2.1 Except as provided in section 3.2.3 no person shall undertake a development or commence a use unless a Development Permit has been obtained. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.
 - 3.2.2 A Development Permit is not required for the following:
 - 3.2.2.1 the maintenance of a public work;
 - 3.2.2.2 the construction of a public work by the Town of Dundurn;
 - 3.2.2.3 the installation of public works on any street or other public right-of-way;
 - 3.2.2.4 the construction of fences;
 - 3.2.2.5 maintenance and repairs that do not include structural alterations;
 - 3.2.2.6 accessory buildings under 9 square metres.
 - 3.2.3 A building permit shall not be issued unless a Development Permit has also been issued.
 - 3.2.4 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 twenty-four months of its issue, the permit is deemed void unless an extension to the period has been granted.
- 3.3 Application for a Development Permit
 - 3.3.1 The application for a Development Permit shall be made to the Development Officer in Form A as attached to and forming part of this bylaw. The application shall be accompanied by two copies of a lot or building plan showing dimensions and location of existing and proposed buildings and structures as well as lot lines. Where no new construction is

proposed the applicant shall supply a written description of the proposed development in place of such plans.

- 3.3.2 Where the application is for a discretionary use the applicant shall also provide 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 the Council determines is necessary to fully review the proposed development.

3.4 Review of Applications

3.4.1 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.

3.4.2 Where the application is for a discretionary use, the Development Officer shall submit the application, along with all other relevant material to Council.

3.5 Decision

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

3.5.2 Where the application is for a permitted use the Development Officer shall, upon completion of the review:

3.5.2.1 where the application conforms to all provisions of this Bylaw, issue a Development Permit; or

3.5.2.2 where the class of development or use is subject to special regulations, performance standards or development standards specified in this Bylaw, issue the Development Permit specifying those regulations or standards to which the development or use is subject; or

3.5.2.3 refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.

3.5.3 Where the application is for a discretionary use the Development Officer shall submit the application to the Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:

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

3.5.3.2 refuse the application, indicating the reasons for the refusal.

3.6 Development Appeals

- 3.6.1 Development Appeals Board – A Development Appeals Board of the Town of Dundurn is appointed in accordance with Sections 213 to 218 of the Act.
- 3.6.2 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 of Dundurn.
- 3.6.3 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 of Dundurn.
- 3.6.4 An application for a Development Permit shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 3.6.2 as though the application had been refused at the end of the period specified in this subsection.

3.7 Amendment of the Zoning Bylaw

- 3.7.1 Fees – Where an application for an amendment to this Bylaw is made to Council, the applicant shall pay all costs associated with the advertisement of the proposed amendment.

3.8 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.

3.9 Non-Conforming Uses and Non-Conforming Buildings – shall be subject to Sections 88-93 inclusive of the Act.

3.10 Advertising of a Discretionary Use – Prior to making a decision on a discretionary use application, Council shall provide notice to the public in the following manner:

- 3.10.1 In the case of an application for a home occupation, by providing written notice to assessed owners of property having a common boundary with the applicant's land that is the subject of the application.
- 3.10.2 In the case of a discretionary use application, other than a home occupation, in any residential district, by providing written notice of the application to assessed owners within 50 metres of the subject property.
- 3.10.3 In addition to the mailing of the notice specified in clause 3.10.1 and 3.10.2, the Development Officer shall publish a notice in one issue of a newspaper having circulation in the municipality of an application for any discretionary use in clause 3.10.2
- 3.10.4 In the case of a discretionary use application in any other zoning district, the Development Officer shall publish a notice in one issue of a newspaper having circulation within the municipality.

- 3.10.5 The notice shall, describe the use applied for, describe the location of the use, and specify the date, time, and location of the council meeting at which the application will be considered.
- 3.10.6 The notice shall be mailed and published at least two weeks prior to the date of the meeting.
- 3.10.7 The applicant shall pay to the municipality a fee equal to the costs to the municipality associated with the public advertisement.

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 or from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations.
- 4.2 Frontage on Streets – A Development Permit shall not be issued unless the lot or site intended for development has frontage on an existing, developed street.
- 4.3 Public Works – Lot, height, and floor area regulations contained in this Bylaw shall not apply to any public work, except where offices, shops, warehouses, storage yards or similar facilities form part of such public work. In this case the regulations of the zoning district in which the facility is located shall apply.
- 4.4 Building Lines – Where a building line in a residential district has been established by existing buildings in a block having greater than one half the lots built on, new development may conform to this line.
- 4.5 Number of Principal Buildings Permitted on a Lot – Only one principal building shall be placed on any lot with the exception of schools, health care clinics, curling and skating rinks, recreation centres, nursing homes, senior citizen homes, multiple unit dwellings, housing groups, and mobile homes in courts.
- 4.6 Non-Rectangular Lots – Where minimum lot frontages apply to a lot that is not rectangular, the mean width of the lot shall be considered as the lot frontage.
- 4.7 Height Restrictions - Any height regulations contained in this Bylaw shall not be deemed to limit the height of the following: spires, belfries, cupolas, televisions antennas and solar collectors, or other appurtenances usually required to be placed above the roof level, and which are clearly not intended for human occupancy.
- 4.8 Visible Clearance at Intersections – On any lot in a residential district, buildings, structures, fences or landscaping not exceeding 1 metre above the lot grade shall be allowed in any sight triangle.

4.9 Required Yards and Open Space –

4.9.1 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.

4.9.2 Projections into Yards – Where minimum yards are required in any district, such minimum requirements shall not apply to the following:

4.9.2.1 In any rear yard, the construction of a deck, porch or verandah having a maximum projection from the main wall of 2 metres;

4.9.2.2 In any yard, the construction of a chimney, sill, cornice, or roof overhang not exceeding 0.5 metres;

4.9.2.3 In any side yard the construction of a deck not closer than 0.5 metres to the side lot line.

4.10 SIGNS – The erection and placement of signs on any lot or building shall comply with the regulations set forth below. However, these regulations shall not be construed so as to limit or interfere with the erection and maintenance on public streets, lanes or other public places, of signs which are designed and intended for the safety and protection of the health or welfare of the public; and which are designed and intended for the safety or protection of the health or welfare of the public; and which are essentially for the maintenance and protection or the efficient operation of public service and public property, or which are primarily intended for the direction of the public and identification of establishments or places of public service.

4.10.1 On any lot in any Residential District, signs may be erected as follows:

4.10.1.1 Except as provided in Section 4.10.1.4 below, only one permanent sign is permitted on any lot or building.

4.10.1.2 Additional temporary signs bearing notice of sale or lease, sale of produce or other information relating to a temporary condition affecting the property are permitted.

4.10.1.3 Except as provided in Section 4.10.1.4 below, the maximum facial area of any sign is 0.5 square metres.

4.10.1.4 Multiple-unit dwellings are permitted one additional sign, up to 1 square metre, showing the name of the building.

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

4.10.2 In all other zoning districts the following regulations apply:

4.10.2.1 Other than billboard signs, the signs located on a lot or building shall advertise only the principal use of the building, or the principal products offered for sale.

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

4.10.2.3 The minimum clearance between the bottom of a sign and a street or sidewalk is 3 metres.

4.11 HOME OCCUPATIONS

4.11.1 Application – Application for a home occupation shall be made on Form C: Application For A Home Occupation which is attached and forms part of this bylaw.

4.11.2 Regulations

4.11.2.1 Home occupations shall be permitted only in single-detached, semi-detached, or duplex dwellings, mobile homes and accessory buildings.

4.11.2.2 Goods may be stored and displayed provided the storage and display of such goods shall not be exposed to the public view from the street and adjoining property, nor shall such storage involve a change in appearance of the residence or its accessory buildings.

4.11.2.3 Home occupations shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour which would be disruptive to surrounding residential uses or endanger public safety.

4.11.2.4 Home occupations shall not result in undue traffic or parking requirements in the residential area.

4.11.2.5 Home occupations are to be carried on by the resident of the dwelling and a maximum of two part-time or full-time employees will be permitted.

4.11.2.6 No more than 25% of the gross floor area of the principal building shall be used for the home occupation.

- 4.11.2.7 One non-illuminated sign identifying the home occupation, which does not exceed 0.4 square metres (4 square feet) in area is permitted.
- 4.11.2.8 All permits issued for home occupations shall expire on December 31 of the year issued and be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the use is or has become detrimental to the amenities of adjoining properties and the neighbourhood.
- 4.11.3 Uses Considered To Be Home Occupations – Subject to subsection 2, the following uses shall be considered to be home occupations where permitted by the Zoning Bylaw:
- 4.11.3.1 Appliance, watch, photographic and musical equipment repair
- 4.11.3.2 Babysitting services (not more than 8 children)
- 4.11.3.3 Baking and pastry making
- 4.11.3.4 Carpentry, cabinet and furniture making
- 4.11.3.5 Dressmaker, seamstress, or tailor
- 4.11.3.6 Drugless practitioners, persons providing electrolysis, therapy, acupuncture, reflexology, massage therapy (limited to one client/patient at a time)
- 4.11.3.7 Home offices for:
- building contractors such as; bricklayer, masonry worker, carpenter, carpet layer, drywaller, electrician, framer, painter, plumber, and related trades
 - business/management, finance related operations such as; accountant, bookkeeper, clergyman, engineer, janitor, lawyer, real estate or insurance agent, secretary/typist, computer programmer and consultant
 - door-to-door salesperson
 - landscape contractor
 - persons involved in trucking and delivery business, and tow truck operations
- 4.11.3.8 Personal service businesses such as; barber, beautician, and hair dresser
- 4.11.3.9 Private instruction in academics, art, dance, music, sewing, and cooking

- 4.11.3.10 Small automobile motor repair or welding repairs contained to accessory garage
- 4.11.3.11 Small animal kennel (not more than 5 animals for temporary holding), and pet grooming services
- 4.11.3.12 Studios for operations such as; artist, author, craftsmen, ceramicist, composer, flower arranger, model maker, photographer, potter, sculptor, and silk screener
- 4.11.3.13 Taxidermy
- 4.11.3.14 Firearms repairs

4.11.4 Uses Not Considered to be Home Occupations – The following uses shall not be considered as home occupations:

- 4.11.4.1 Automobile body repair and painting
- 4.11.4.2 Animal hospitals or clinics
- 4.11.4.3 Book binder
- 4.11.4.4 Printers

4.12 SPECIAL REGULATIONS AND STANDARDS

4.12.1 Service Stations

- 4.12.1.1 On a corner lot, only one access shall be constructed on the flankage, located at least 6 metres from the intersection.
- 4.12.1.2 Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 6 metres from a lot line.
- 4.12.1.3 All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building, or screened from public view.

4.12.2 Gas Bars

- 4.12.2.1 Where operated as the principal use on a lot, gas bars are subject to the regulations and standards governing service stations.

4.13 ACCESSORY BUILDINGS AND STRUCTURES – Accessory buildings and structures shall be subject to the following requirements:

4.13.1 Yard, Front: minimum – the front of the building line of the principal building.

4.13.2 Yard, Rear: minimum – 1.2 metres, however, no door or doors shall, when open or being extend beyond any rear lot line.

4.13.3 Yard, Side: minimum – 1.2 metres

4.13.4 Building Height: maximum – 5 metres to roof peak

5. ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS – In order to carry out the purpose and provisions of this Bylaw, the Town is divided into the following Zoning Districts, the boundaries of which are shown on the “Zoning District Map”. Such districts may be referred to by the appropriate symbols.

<u>Districts</u>	<u>Symbols</u>
Residential	R1
Residential	R2
Residential	R3
Residential	R3A
Commercial	C1
Commercial	C2
Community Service	CS
Industrial	M
Urban Reserve	UR

5.2 THE ZONING DISTRICT MAP – The map, bearing the statement “This is the Zoning District Map” referred to in Bylaw No 11-87 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.

5.3 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.

5.4 ZONING DISTRICTS – The uses and forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in Section 6.

6. DISTRICT SCHEDULES

6.1 R1 – RESIDENTIAL DISTRICT

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

6.1.1.1 single detached dwellings

6.1.1.2 parks and playgrounds

6.1.1.3 public works excluding, offices, warehouses, storage yards and sewage lagoons

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

6.1.2.1 places of worship and churches

6.1.2.2 home occupations

6.1.3 Accessory Uses – Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

6.1.4 Regulations

6.1.4.1 Lot Requirements

6.1.4.1.1 Single Detached Dwellings, Places of Worship and Churches

Lot area: minimum – 465 square metres with a lane, otherwise 604 square metres.

Lot frontage: minimum – 15 metres with lane, otherwise 20 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 1.2 metres

Lot Coverage: maximum – 40 percent

6.1.4.1.2 Other uses – no requirements

6.1.4.2 Building Heights – The following maximum building height restrictions apply in the R1 – Residential District:

6.1.4.2.1 Principal Buildings – 9 metres

6.1.4.2.2 Accessory Buildings – 5 metres

6.1.4.3 Floor Areas – The following minimum floor areas apply in the R1 – Residential District:

6.1.4.3.1 Single Detached Dwellings – 75 square metres

6.2 R2 – RESIDENTIAL DISTRICT

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

6.2.1.1 single detached dwellings

6.2.1.2 semi-detached or duplex dwellings

6.2.1.3 fire halls

6.2.1.4 parks and playgrounds

6.2.1.5 cultural institutions

6.2.1.6 public works excluding, offices, warehouses, storage yards and sewage lagoons

6.2.2 Discretionary Uses – The following uses are discretionary in the R2 - Residential District:

6.2.2.1 multiple-unit dwellings

6.2.2.2 home occupations

6.2.2.3 special care homes

6.2.2.4 places of worship and churches

6.2.2.5 public recreational facilities

6.2.2.6 mobile homes

6.2.2.7 prefabricated homes

6.2.2.8 all other principal buildings – 9 metres

6.2.2.9 administrative offices

6.2.2.10 bed & breakfast homes

6.2.2.11 craft shops

6.2.2.12 restaurants

6.2.3 Accessory Uses – Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

6.2.4 Regulations

6.2.4.1 Lot Requirements

6.2.4.1.1 Single Detached Dwellings, Prefabricated Homes and Mobile Homes

Lot area: minimum - 465 square metres with a lane, otherwise 604 square metres.

Lot frontage: minimum – 15 metres with a lane, otherwise 20 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 1.2 metres

Lot Coverage: maximum – 40 percent

6.2.4.1.2 Semi-Detached and Duplex Dwellings, Double Wide Mobile Homes and Double Wide Prefabricated Homes(per dwelling unit)

Lot area: minimum – 279 square metres with lane, otherwise 325 square metres

Lot frontage: minimum – 9 metres with a lane, otherwise 10.5 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 1.2 metres

Lot Coverage: maximum – 40 percent

6.2.4.1.3 Multiple Unit Dwellings

Lot area: minimum – 600 square metres plus 40 square metres for each dwelling unit in excess of four on the ground floor.

Lot frontage: minimum – 30 metres

Yard, Front: minimum – 7.5 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 3 metres or one half the height of the side wall of the building, whichever is greater

Lot Coverage: maximum – 50 percent

6.2.4.1.4 Prefabricated Homes and Mobile Homes

6.2.4.1.4.1 All prefabricated and mobile homes shall be placed on a permanent foundation comprised of a full or partial basement and/or concrete or preserved wood grade beam/pile structure, such foundation being not less than 600 mm above recommended or established grade. Basement wall and grade beam support shall be attached to the perimeter of the building.

6.2.4.1.4.2 All prefabricated homes and mobile homes shall be permanently connected to all public utilities.

6.2.4.1.5 Other Permitted and Discretionary Uses

Lot area: minimum – 450 square metres

Lot frontage: minimum – 15 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 3 metres or one half the height of the side wall of the building, whichever is greater

6.2.4.2 Floor Areas – The following minimum floor areas apply in the R2 – Residential District:

6.2.4.2.1 Single Detached Dwellings – 75 square metres

6.2.4.2.2 Semi-Detached and Duplex Dwellings – 60 square metres per dwelling unit

6.2.4.3 Building Heights – The following maximum building height restrictions apply in the R2 – Residential District:

6.2.4.3.1 Multiple Unit Dwellings, Places of Worship and Churches – 15 metres

6.2.4.3.2 All other Principal Buildings – 9 metres

6.2.4.3.3 All Accessory Buildings – 5 metres

6.2.4.4 Restaurants accessory to craft shops or bed and breakfast home shall be discretionary uses.

6.2.4.5 Any commercial principle use shall only be developed within an existing building.

6.2.4.6 Bed and Breakfast Homes:

6.2.4.6.1 Shall be developed in accordance with the definition for a bed and breakfast as set forth in this Bylaw

6.2.4.6.2 Bed and breakfast homes shall be licensed pursuant to the Public Health Act, where tourist accommodations require health approval.

6.2.4.6.3 Bed and breakfast homes shall be located in a single detached dwelling used as a residence for off-street parking and signage as a condition of discretionary use approval.

6.2.4.7 Administrative Offices – shall not allow for the parking and/or maintenance of any commercial vehicles. Council may apply special conditions such as requirements for off-street parking, signage, and screening as a condition of discretionary use approval.

6.2.4.8 Restaurants – Council may apply special conditions limiting number of seats, screening, requirements for off-street parking and signage as a condition of discretionary use approval.

6.2.4.9 Craft Shop – Council may apply special conditions as requirements for off-street parking, screening, and signage as a condition of discretionary use approval.

6.3 R3 – RESIDENTIAL DISTRICT

6.3.1 Permitted Uses – The following uses are permitted in the R3 – Residential District:

6.3.1.1 mobile homes

6.3.1.2 mobile home courts

6.3.1.3 parks and playgrounds

6.3.1.4 public works excluding, offices, warehouses, storage yards and sewage lagoons

6.3.2 Discretionary Uses – The following uses are discretionary uses in the R3 – Residential District:

6.3.2.1 home occupations

6.3.3 Accessory Uses – Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

6.3.4 Regulations

6.3.4.1 Lot Requirements

6.3.4.1.1 All mobile homes shall be skirted from the floor level to the ground level.

6.3.4.1.2 Lot Requirements (subdivided lots)

Lot area: minimum – mobile homes – 372 square metres
other uses – 465 square metres

Lot frontage: minimum – mobile homes – 12 metres
other uses – 15 metres

Yard, Front: minimum – 4.5 metres

Yard, Rear: minimum – 7.5 metres

Yard, Side: minimum – 1.2 metres

Lot Coverage: maximum – 40 percent

6.3.4.2 Floor Areas – The following minimum floor areas apply in the R3 – Residential District:

6.3.4.2.1 mobile homes – 75 square metres

6.4 R3A – RESIDENTIAL DISTRICT

6.4.1 Permitted Uses – The following are permitted uses in R3A – Residential District:

6.4.1.1 Factory built homes

6.4.1.2 Parks and playgrounds

6.4.1.3 Public works excluding; offices, warehouses, storage yards and sewage lagoons

6.4.2 Discretionary Uses – The following uses are discretionary uses in R3A – Residential District:

6.4.2.1 Places of worship and churches

6.4.2.2 Home occupations

6.4.2.3 Public recreational facilities

6.4.3 Accessory Uses – Buildings, structures or other uses secondary or subordinate to, and located on the same lot with the permitted or discretionary use, shall be permitted.

6.4.4 Regulations

6.4.4.1 Lot Requirements

6.4.4.1.1 Permitted Uses:

Lot area: minimum – 464.5 square metres
Lot frontage: minimum – 12.2 metres
Floor area: minimum – 75 square metres
Yard, Front: minimum – 6 metres
Yard, Rear: minimum – 6 metres
Yard, Side: minimum – 1.2 metres
Lot Coverage: maximum – Principal Building – 40%
Accessory Building -15% to a maximum of 85 square metres

6.4.4.1.2 Discretionary Uses:

Lot area: minimum – 605 square metres
Lot frontage: minimum – 18.3 metres
Floor area: minimum 93 square metres
Yard, Front: minimum – 6 metres
Yard, Rear: minimum – 6 metres
Yard, Side: minimum – 1.2 metres
Lot Coverage: maximum – Principal Building – 40%
Accessory Building – 15% to a maximum of 85 square metres

6.4.4.2 Foundations and Skirting:

All factory built homes shall be fastened or anchored to a permanent foundation consisting of a full or partial basement, grade beam or pile foundation structure (or combination thereof). Preserved wood may be used in place of concrete.

The underside of the factory built home shall be at least 600 mm above grade level.

Prefinished metal, plastic or other similar prefinished skirting which matches the factory built home siding shall be vertically installed between the underside of the factory built home and the ground. Skirting shall be installed permanently and anchored securely to both the factory built home and the ground.

Structural additions to a factory built home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the factory built home.

6.4.4.3 Building Heights – The following maximum building height restrictions apply in the R3A – Residential District:

6.4.4.3.1 Dwellings – 5 metres

6.4.4.3.2 All other buildings – 15 metres

6.5 C1 – COMMERCIAL DISTRICT

6.5.1 Permitted Uses – The following uses are permitted in the C1 – Commercial District:

6.5.1.1 banks, offices

6.5.1.2 bakeries with retail sales

6.5.1.3 personal service shops

6.5.1.4 bus terminals

6.5.1.5 medicinal and dental offices and clinics

6.5.1.6 restaurants, confectionaries and other places for the sale and consumption of food and related items

6.5.1.7 retail stores

6.5.1.8 offices

6.5.1.9 printing plants, newspaper offices

6.5.1.10 theatres, assembly halls, commercial recreation establishments, but not including curling or skating rinks

6.5.1.11 funeral homes

6.5.1.12 licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food

6.5.1.13 hotels or motels

6.5.1.14 lumber and building supply establishments

6.5.1.15 cultural institutions

6.5.1.16 public works excluding warehouses, storage yards and sewage lagoons

6.5.2 Discretionary Uses – The following uses are discretionary in the C1 – Commercial District:

6.5.2.1 dwelling units subject to Section 6.5.5.1

6.5.2.2 construction trades

6.5.2.3 car washes

6.5.2.4 service stations

6.5.2.5 auto body repair

6.5.2.6 motor vehicle repair shop

6.5.3 Accessory Uses – Buildings, structures or uses secondary to and located on the same lot with the principal permitted or discretionary use shall be considered accessory uses and permitted.

6.5.4 Regulations

6.5.4.1 Lot Requirements

Lot area: minimum – motels and service stations – 930 square metres

other uses – 230 square metres

Lot frontage: minimum – motels and service stations – 30 metres

other uses – 7.5 metres

Yard, Front: minimum – motels and service stations – 7.5 metres

other uses – no requirements

Yard, Rear: no minimum except where the rear of a lot in the C1 – Commercial District abuts any Residential District without an intervening street or lane a rear yard of at least 6 metres shall be provided.

Yard, Side: no minimum except where the side of a lot in the C1 – Commercial District abuts any Residential District, a side yard of at least 1.2 metres shall be provided.

6.5.5 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 C1 – Commercial District:

6.5.5.1 Dwelling Units – A dwelling unit shall be accessory and attached to a commercial establishment and shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.

6.5.5.2 General Development Standards – All outside storage shall be fenced, and where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 2 metres in height.

6.6 C2 – COMMERCIAL DISTRICT

6.6.1 Permitted Uses – The following are permitted uses in the C2 – Commercial District:

6.6.1.1 agricultural implement, motor vehicle, mobile home or recreational vehicle sales, storage or servicing, but not including auto-body shops

6.6.1.2 car washes

6.6.1.3 construction trades

6.6.1.4 cultural institutions

6.6.1.5 public works, excluding sewage lagoons

6.6.1.6 halls and auditoriums

6.6.1.7 lumber yards and home improvement centres

6.6.1.8 motels

6.6.1.9 restaurants, drive-in restaurants

6.6.1.10 service stations and gas bars

6.6.1.11 trucking operations

6.6.2 Discretionary Uses – The following uses are discretionary in the C2 – Commercial District:

6.6.2.1 Bakeries with retail stores

6.6.2.2 Retail stores

6.6.3 Accessory Uses – Buildings or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be considered accessory, and permitted.

6.6.4 Regulations

6.6.4.1 Lot Requirements

Lot area: minimum – 730 square metres

Lot frontage: minimum – 25 metres

Yard, Front: minimum – 7.5 metres

Yard, Rear: minimum – 10 percent of lot depth

Yard, Side: minimum – 3 metres

6.7 CS – COMMUNITY SERVICE DISTRICT

6.7.1 Permitted Uses – The following uses are permitted in the CS – Community Service District:

6.7.1.1 parks

6.7.1.2 playgrounds

6.7.1.3 sports fields

6.7.1.4 schools and educational facilities

6.7.1.5 cultural institutions

6.7.1.6 places of worships and churches

6.7.1.7 public works, excluding offices, shops, warehouses and storage yards

6.7.1.8 golf courses

6.7.1.9 skating rinks

6.7.1.10 curling rinks

6.7.1.11 hospitals

6.7.1.12 health care clinics

6.7.1.13 senior citizen homes

6.7.1.14 swimming pools

6.7.1.15 veterinarian clinics

6.7.1.16 cemeteries

6.7.2 Accessory Uses – Buildings, structures or uses secondary to and located on the same lot with the principal permitted use shall be considered accessory uses and permitted.

6.7.3 Regulations

6.7.3.1 Lot Requirements (except public works)

Lot area: minimum – 450 square metres

Lot frontage: minimum – 15 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – 6 metres

Yard, Side: minimum – 3 metres

6.8 M – INDUSTRIAL DISTRICT

6.8.1 Permitted Uses – The following uses are permitted in the M- Industrial District:

6.8.1.1 lumber and building supply establishments

6.8.1.2 warehouses and storage yards

6.8.1.3 service stations

6.8.1.4 construction trades

6.8.1.5 industrial equipment storage, sales and maintenance

6.8.1.6 lumber yards and building supply establishments

6.8.1.7 auto body shops

6.8.1.8 public works

6.8.1.9 motor vehicle, farm implement and recreational vehicle sales, storage and servicing

6.8.1.10 trucking operations

6.8.1.11 car washes

6.8.1.12 wholesale establishments

6.8.1.13 welding shops

6.8.1.14 grain elevators

6.8.1.15 veterinary clinics

6.8.2 Discretionary Uses – The following uses are discretionary in the M – Industrial District:

6.8.2.1 seed cleaning plants and feed mills

6.8.2.2 bulk petroleum dealerships and storage

6.8.2.3 bulk fertilizer operations

6.8.2.4 manufacturing or processing operations

6.8.2.5 junk yards and auto wreckers

6.8.2.6 sand and gravel operations

6.8.2.7 machine shops

6.8.2.8 auction markets

6.8.3 Accessory Uses – Buildings, structures or uses including one dwelling for a caretaker or manager, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary uses, shall be permitted.

6.8.4 Regulations

6.8.4.1 Lot Requirements

Lot area: minimum – motor vehicle, farm equipment and recreational vehicle dealerships – 5000 square metres

other uses – 1000 square metres

Lot frontage: minimum – 30 metres

Yard, Front: minimum – 6 metres

Yard, Rear: minimum – no requirement where the rear of the lot abuts a railroad track, otherwise 10 percent of the lot depth

Yard, Side: minimum – 3 metres

6.8.5 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 M – Industrial District:

6.8.5.1 All operations shall comply with all regulations of Saskatchewan Environment and Public Safety which govern their operation and development.

6.8.5.2 All outside storage abutting a residential district without an intervening street or lane, shall be screened with a solid fence or hedge at least 2 metres in height.

6.9 UR – URBAN RESERVE DISTRICT

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

6.9.1.1 Agricultural which includes crop farming, grazing and pasturage and cultivation of land but does not include intensive livestock or poultry operations;

6.9.1.2 Public Works

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

6.9.2.1 Sports fields, parks, golf courses, tourist campgrounds

6.9.2.2 Cemeteries

6.9.2.3 Public Works

6.9.3 Accessory Uses – Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

6.9.4 Regulations

Lot area – Agricultural uses – minimum – 16 hectares

Public Works – no minimum

Discretionary uses – minimum – 1 hectare

7. SECTION 7: REPEAL AND COMING INTO FORCE

7.1 Bylaw No 7-77 the Zoning Bylaw as amended, is hereby repealed.

7.2 This Bylaw shall come into force and take effect on the date of approval by the Minister of Urban Affairs.

S E A L

Certified true copy of
Bylaw No 11-87

MAYOR

ADMINISTRATOR

FORM "A"
BYLAW NO. 11-87
TOWN OF DUNDURN

APPLICATION FOR A DEVELOPMENT PERMIT

Made under the provisions of Zoning Bylaw No. 11-87 of the Town of Dundurn pursuant to the Planning and Development Act, 1983.

You are advised to check the regulations in the Town's Zoning Bylaw, which govern the type of development being proposed prior to completing this application. Fill out only those sections of the application which are relevant to your proposal.

PLEASE PRINT

1. APPLICANT:

Name: _____
Address: _____

Telephone: _____

2. PROPERTY OWNER:

or SAME AS APPLICANT

Name: _____
Address: _____

Telephone: _____

3. LEGAL LAND DESCRIPTION:

_____ 1/4 Section; _____ Township; _____ Range; W 3rd M

Lot or Parcel _____ Block _____

Registered Plan No. _____

Certificate of Title No. _____

4. PROPOSED DEVELOPMENT

___ Change of use of lot or building (please describe)

___ New building (s) to be constructed

___ Existing building(s) to be renovated or altered

___ Existing building(s) to be relocated within the lot

a) Number of buildings _____

b) Intended use of building(s)

Principal building _____

Accessory building _____

c) Size of buildings (floor area or dimensions)

Principal building _____

Accessory building _____

___ Demolish existing building or building to be moved from lot

5. LOT PLAN

Where construction of a new buildings or additions or relocation of buildings within the lot is proposed, please provide a sketch or plan on a separate sheet, in duplicate, showing the following information:

1. The boundaries of the existing lot and adjacent properties including dimensions;
2. The location of all existing and proposed buildings or additions including their setbacks from the lot lines;
3. The location and size of any utility lines or easements within the lot boundaries;
4. Treed areas, water courses or bodies, landscaping and proposed lot grade information;
5. Location of existing and proposed access points to streets or lanes.

6. OTHER INFORMATION:

1. What are the uses of the adjoining lots? _____

2. Anticipated number of employees (if applicable) _____

3. SIGNS

	TYPE	NUMBER	SIZE
_____	Fascia	_____	_____
_____	Marquee	_____	_____
_____	Roof	_____	_____
_____	Billboard	_____	_____
_____	Freestanding	_____	_____
_____	Other	_____	_____

4. Proposed date of commencement _____

5. Proposed date of completion _____

6. Please provide any additional information which may be relevant to the development being proposed:

7. DECLARATION OF APPLICANT:

I, _____ of the _____ of _____

In the Province of Saskatchewan, solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

DATE

SIGNATURE

*******FOR USE BY TOWN OFFICE ONLY*******

APPLICATION NUMBER _____ **DATE RECEIVED** _____

1. Present Zoning Designation _____

2. Proposed Use: Principal _____
Accessory _____

_____ Permitted _____ Discretionary _____ Not Allowed

3. New Construction:

Required Proposed

Lot area	_____	_____
Lot frontage	_____	_____
Yard, front	_____	_____
Yard, rear	_____	_____
Yard, side	_____	_____
Lot coverage	_____	_____
Floor area	_____	_____
Height	_____	_____

4. APPLICATION STATUS:

1. Meets all provisions of the zoning bylaw _____
2. Does not meet the following provisions:

DATE _____

DEVELOPMENT OFFICER _____

FORM "B"
BYLAW 11-87

TOWN OF DUNDURN

NOTICE OF DECISION FOR A DEVELOPMENT PERMIT

To: Applicant

Address

THIS IS TO ADVISE YOU THAT YOUR APPLICATION FOR A ACCESSORY USE OR FORM OF DEVELOPMENT FOR THE PROPERTY DESCRIBED AS:

- HAS BEEN: a) approved ;
b) approved subject to the following conditions or standards: - as per attached Plan Examination Report by our Building Official
c) refused for the following reasons:

If your application has been Approved, this form is considered to be the **Development Permit** referred to in Section 3.2 of Bylaw No. 11-87, the Zoning Bylaw.

Please be advised, under Section 67 and Section 219 of The Planning and Development Act, 2007, that if your application for a permitted use or development has been refused; or where your application for a discretionary use or form of development has been approved with standards, you may appeal the refusal, or those standards you consider excessive to the Development Appeals Board of the Town of Dundurn.

Your appeal must be made in writing within 30 days of the date of issue of this form to:

Development Appeals Board
Town of Dundurn
Box 185
Dundurn, SK S0K 1K0

DATE

DEVELOPMENT OFFICER

NOTE: 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 twenty-four months of its issue, the permit is deemed void unless an extension to the period has been granted.