

TOWN OF LA RONGE

BYLAW No. 572/16

THE ZONING BYLAW

Consolidated Copy

This is a copy of the Town Zoning Bylaw updated with amendments made. It is to be used for reference purposes only since it may not be current with the latest amendments. Before finalizing any development plans the Town Office must be contacted to check for any updates.

Please note that no development may occur without a Development Permit issued by the Town.

Updated: March 2021

A BYLAW TO ADOPT A ZONING BYLAW

BYLAW NO.572/16

The Council of the Town of La Ronge, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to sections 46 and 75 of *The Planning and Development Act, 2007* the Council of the Town of La Ronge, hereby adopts a Zoning Bylaw, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) This bylaw shall come into force and take effect upon approval of the Minister of Government Relations.
- (4) The Zoning Bylaw (Bylaw No.425/02) and all amending bylaws to the Zoning Bylaw are hereby repealed.

Read a first time the 13 day of July, 2016.

Read a second time the 14 day of September, 2016.

Read a third time the 14 day of September, 2016.

Adoption of this bylaw this 14 day of September, 2016.

Bylaw Amendment Summary

Bylaw No.	Description	Date Adopted
576/17	Rezone Lot 3 Block 17 Plan 70PA10964 – R1 to C3	March 8 2017
577/17	Added Saskatchewan Transportation Company to definitions and as a permitted use in CS, C1, C2, C3, M1, M2 and AP	March 8 2017
578/17	Added Caretaker's Unit as permitted use to M1 and M2 and amended criteria	March 8 2017
579/17	Add Town Sign Corridor as permitted use to FD; Remove Sign Permit - Converted Vehicle and Trailer from Fees; Added Business to Concurrent Processing of Permits	March 8 2017
581/17	Rezone Lots 9-12 Block 48 Plan 102079874 - R1 to R2	June 28 2017
582/17	Amended shipping container definition and added as Temporary Use	July 12 2017
583/17	Added Temporary Emergency Shelters to definitions and as a discretionary use in C1	August 9 2017
590/18	Rezoning R1 to R2 lots on Robertson	May 9 2018
594/18	Cannabis definition, Float Plane base, other definition corrections; remove STC as use; correct numbering of tables and TOC	July 11/18
596/18	Insert Cannabis as a use in C1 district, and Discretionary Use Standards (In Force Oct. 17/18)	August 22/18
601/19	Zoning Bylaw Amendment - Rezone Portion of Parcel J from FD to R1	January 23/19
610/19	Add Business or Service Organization, Undefined Use to definitions, add Business/Service Organization as permitted use in CS, C1, C2, C3 , set maximum time limit for Temporary Shelter Services, Amend Maximum Building Height in R1 District.	July 17/19
612/19	Rezone Lots 8&9 Block 47 Plan 102079874 – R1 to R2	July 17/19

619/19	Contract zoning for Lot 1 bock8 Plan 10220963 from R1 TO C1	October 30 2019
621/19	Zone portion of Tremblay St. to RP – amend Map 1 & 2	October 30 2019
626/20	Relabel 6.6.3j to 6.6.3k	March 18 2020
631/20	Building setbacks in C3 District for existing buildings	June 24 2020
644/21	Rezone Lot 22 Block 8 (amend maps)	February 23 2021

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1 INTRODUCTION

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Council of the Town of La Ronge, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

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

1.2 Purpose

1.2.1 The purpose of this bylaw is to regulate and control or prohibit the use and development of land and buildings within the Town of La Ronge and assist in implementing *The Official Community Plan*. This bylaw provides a legal way of managing land use and future development and protects landowners from conflicting and possibly dangerous land uses in the Town.

1.3 Scope

1.3.1 Development shall be permitted within the limits of the Town of La Ronge only when in conformity with the provisions of this bylaw, the Town of La Ronge *Official Community Plan* and the PDA.

1.4 Severability

1.4.1 If any part of this bylaw, including anything shown on the *Town of La Ronge Zoning District Map* series, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the bylaw as a whole, or any other part, section or provision of this bylaw will not be affected.

1.5 Other Legislative and Bylaw Requirements

1.5.1 Nothing in this bylaw affects the duty or obligation of a person to obtain a Development Permit as required by this bylaw, or to obtain any other permit, license or other authorization required by any bylaw, or Act or any regulation pursuant to those Acts.

2 DEFINITIONS

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:

1:500 Flood Hazard Elevation (or Estimated Peak Water Level) – an overflowing of a large amount of water beyond its normal confines, with a probability of a 1/500, or 0.2% chance of happening in any given year. (Figure 1: 1:500 Flood Hazard Elevation).

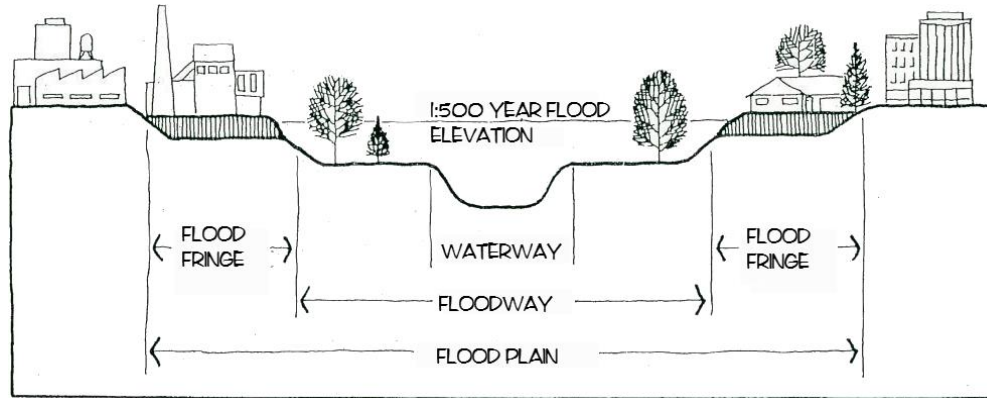


Figure 1: 1:500 Flood Hazard Elevation

Accessory Building or Use - a building or use which:

- is subordinate in floor area, footprint, extent and purpose to the principal building or principal use served; contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- is located on the same site as the principal building or principal use served.

Administrator - the Administrator of the Town of La Ronge.

Aircraft Apron – that part of an aerodrome, other than the maneuvering area, intended to accommodate the loading and unloading of passengers or cargo, the refueling, servicing, maintenance, and parking of aircraft, vehicles, and pedestrians necessary for such purposes.

Aircraft Runway Strip - a defined area including the runway and stop-way, if provided, intended:

- To reduce the risk of damage to an aircraft running off a runway, and
- To protect aircraft flying over it during take-off or landing operations

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

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.

Apiculture - the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production.

Apiary – an area of land used for the purposes of apiculture.

Applicant - a developer or person applying for a Development Permit under this bylaw.

Artisan Shop - a retail establishment selling items that may be functional or strictly decorative, including furniture, clothing, jewellery, household items and tools.

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

Automotive and Equipment Repair Shops - development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive shops, automotive glass shops, and upholstery shops. This does not include general industry services.

Automotive and Recreation Vehicle Sales and Rental - development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, recreational vehicles (RV), tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This includes automobile dealerships, car rental agencies and motorcycle dealerships.

Automotive Supply Shop – A building, or portion thereof, used for the sale of automotive parts and accessories.

Automotive Wrecker - development used for the storing, parting, dismantling or wrecking of three or more motor vehicles, not in running condition, or parts of them, and where these components may be used for resale.

Bare Land Condominium - two or more single detached or semi-detached, duplex or multiple unit dwellings located on a single lot or parcel and developed as a bare land condominium as defined in the *Condominium Property Act, 1993*.

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

Bed and Breakfast Operation - a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and
- the meal which is provided is served before noon each day.

Bee – any insect of the species, *Apis mellifera*.

Beehive – an enclosed, man-made structure in which bees live and raise their young.

Beverage Room – a building, or portion thereof, where beer, wine, or spirits are served to patrons for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted.

Billboard - see Sign, Billboard

Boat Dock – a structure connected on one end to the shore, which facilitates the mooring of watercraft.

Boat Launch - location on a lake which is designated for the purpose of placing or removing a boat in the water.

Boat Lift - uncovered structure which facilitates the removal of a boat from the water and which can allow for a boat to be stored above the water.

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

Buildable Area - the total contiguous area within a site that the principal building and parking required on a site must be constructed within. Buildable area equals the total lot area minus the required front yard, required side yards, and required rear yard areas (Figure 15: Yard Requirements).

Building - a structure used for the shelter or accommodation of persons, animals, or personal property.

Building Bylaw - a bylaw of the Town of La Ronge regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

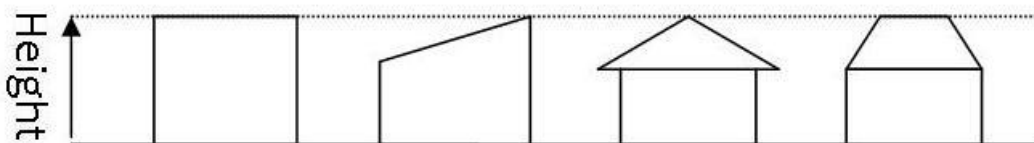


Figure 2: Building Height

Building Height - means the vertical distance of a building measured from the grade level adjacent to the house to the highest point of the building or structure (Figure 2: Building Height). Where the grade level is not the same for the entire site, building height will be the average height from the grade level of the front two corners to the highest part of the structure (Figure 3: Variable Grade Building Height). Building height does not include features such as chimneys, satellite dishes and other receivers.

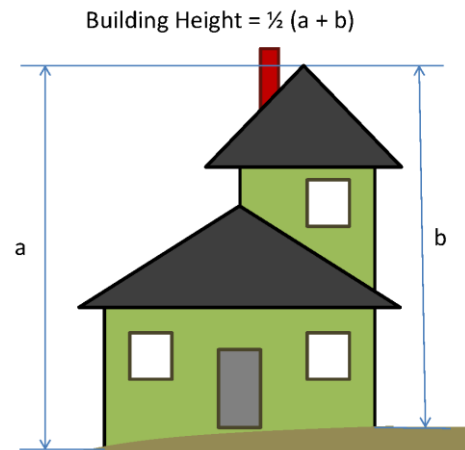


Figure 3: Variable Grade Building Height

Building Line, Established - see Established Building Line

Building Permit - a permit issued under a Building Bylaw of the Town of La Ronge, authorizing the construction of all or part of a building or structure.

Building, Principal – see Principal Building

Bulk Fuel Supply and Above Ground Storage – a use on a site containing tanks for the storage or supply of fuel, hazardous or flammable substance.

Business or Service Organization – a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients who seek advice, consultation or treatment and shall include the administrative office of a non-profit or charitable organization. It may mean a use:

- i. Where health or educational programs, information and services are offered to the public;
- ii. Where there are rooms for the administrative functions of the use; and
- iii. Where there may be a meeting room or activity space available for programs related to the use.

Campground - the seasonal operation of an area of land managed as a unit, providing temporary short term accommodation for tent trailers, travel trailers, recreation vehicles and campers, used by travellers and tourists.

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

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

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

Car Wash - a building or portion of a building which is used for the washing of all types of vehicles, including full service, automatic and hand operation facilities.

Caretaker's Unit - a mobile home, modular workforce housing such as ATCO trailer, accessory to a non-residential building or structure; or as part of a mixed use development, a dwelling unit located above, attached to the rear, or attached at the side of a non-residential building or structure, for the purposes of providing security and maintenance for the principal building or use.

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

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

Club - 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.

Commercial Entertainment Establishment - a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alley, theatre, billiard parlour, bingo hall, drive-in theatres and mini-golf and may be subject to licensing by the Saskatchewan Liquor and Gaming Authority.

Commercial Services – establishment that provides services for individuals and businesses, including banks, post offices, travel agencies, insurance providers and other similar uses.

Community Facility - development used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organizations. Typical uses include community halls, community centres, and auditoriums.

Community Garden - a garden plot on public land that is managed and tended by local residents or a community club for the cultivation and propagation of plants intended for food harvesting or landscape beautification.

Community Residential Home– see Home, Community Residential.

Contractor Services - development used for the provision of buildings construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage

space or materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal contractor service use only.

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

Council – the elected Council of the Town of La Ronge.

Crematorium – a building used for the purpose of cremating the remains of deceased individuals.

Cultural Institution - development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recording and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value; or a location where these exhibitions can be purchased. Typical uses include: libraries, museums, tourist information centres, not-for-profit art galleries.

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

- 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*; and
- a nursery school for pre-school children.

Deck - a raised open platform, with or without rails, attached to a principal building. See also, Platform Structure.

Demonstrated Space Requirements – diagrammatic and text-based evidence for proposed structures on a site in the context of the current, surrounding and future land uses. This may include operating plans, business plans, manufacturing or processing equipment requirements and specifications, and similar.

Development – means:

- the construction, erection or placing of one or more buildings or structures on lands;
- activities such as site grading, excavation, removal of top soil or peat and the placing or dumping of fill;
- drainage works, except for the maintenance of existing municipal drains; and
- various forms of intensification.

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

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

Duplex Dwelling –see Dwelling, Duplex.

Dwelling – living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

Dwelling at or above Grade – an independent and self-contained dwelling unit located on the same level or above a principal use, but never below the grade level. Dwellings at or above grade have a separate exterior entrance from the principal use.

Dwelling Group – two or more separate buildings containing dwelling units that are situated on a site containing communal land and facilities collectively administered by the owners of the site. Typical uses include senior housing, teacherages and medical professional housing.

Dwelling, Duplex - a structure on a single site containing two dwelling units, each of which is totally separated from the other, either by the ceiling and flooring or a fire wall between, extending from exterior wall to exterior wall (Figure 4: Duplex Dwelling).

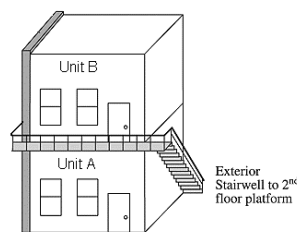


Figure 4: Duplex Dwelling

Dwelling, Multiple Unit - a building divided into three or more dwelling units and shall include condominium and apartments but not townhouses, rooming houses, hotels, or motels.

Dwelling, Semi-Detached –two one unit dwellings separated by a common vertical wall with each dwelling being located on a separately titled lot (Figure 5: Semi-Detached Dwelling).



Figure 5: Semi-Detached Dwelling

Dwelling, Single Detached - a dwelling which is designed for and occupied by not more than one dwelling unit and surrounded by open space or yards and which is not attached to any other dwelling by any means (Figure 6: Single Detached Dwelling).



Figure 6: Single Detached Dwelling

Dwelling, Townhouse - a one dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls (Figure 7: Townhouse Dwelling).



Figure 7: Townhouse Dwelling

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

Established Building Line – the average setback distance from the front lot line to the existing buildings on one side of the street and measured not more than 100m (328 feet) in either direction.

Estimated Peak Water Level (EPWL) –see 1:500 Flood Hazard Elevation.

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

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

Fill - uncontaminated soil, rock, rubble or other approved, non-polluting solid material that is transported and placed to level or grade a development site. Fill shall not mean waste construction material, or any material deemed corrosive, combustible, noxious, reactive or radioactive.

Fish Plant – a commercial facility where fish processing is performed (see General Industry).

Fitness Trail – recreational trails that require minimal upkeep and provide for pedestrian movement. Typical uses include hiking trails, biking trails and cross-country ski trails.

Fleet Services, General - development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long term lease. This includes: helicopter services, bus depots, and moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg. This does not include operation of services by the Saskatchewan Transportation Company (see Saskatchewan Transportation Company).

Fleet Services, Light - development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long term lease. This includes: taxi services, messenger and courier services, but does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

Float Plane Base – the use of land, buildings and structures to support the docking or mooring of float planes and may also include a float plane dock, a building to conduct float plane operations, and accessory buildings.

Float Plane Dock - a structure used for the purpose of mooring float planes which may include multiple mooring slips.

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

Food Vendor – a motorized vehicle or a non-motorized cart, stand or kiosk intended for the sale of food and/or drinks to walk-up customers, operated at a fixed location. Food Vendors are to be contained in vehicles less than 8000 kg.

Footprint – the total area of ground that a building covers.

Frontage - the portion of a lot abutting on a street; the front lot line. In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the required front yard setback. In cases of consolidation or lot dimension adjustment,

- Two lots: frontage will remain the same

- Three or more lots: frontage will be the portion of the consolidation that had the majority of lots

Garage, Private - a building or part of a building or a carport used or intended to be used for the storage of motor vehicles and having a capacity for not more than three motor vehicles for each dwelling unit to which the garage is accessory.

Garage Suite –a dwelling unit, located above, attached to the rear, or attached at the side of an on-site garage associated with the principal dwelling on site. A garage suite will have a separate entrance than that of the vehicular access via a shared indoor landing or direct exterior entrance. Does not include secondary suites, garden suites and dwellings at or above grade.

Garden Suite - a single-storey accessory building used as a dwelling unit located in a building separate from the principal dwelling unit on a site. Does not include secondary suites, garage suites and dwellings at or above grade.

Garden Plot - a plot of ground where plants such as flowers, vegetables, fruit or herbs are cultivated.

General Fleet Services – see Fleet Services, General

General Industry - development used principally for one or more of the following activities:

- the processing of raw materials;
- the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses where such operations have impacts that would make them incompatible in non-industrial zones;
- the storage or transshipping of materials, goods and equipment;
- the distribution or sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sale use classes defined in this bylaw for resale to individual customers; or
- training of personnel in general industrial operations.

Typical uses include: agricultural processing or storage; auto body repair and paint shops; machine shops; welding shops; fish plant, concrete manufacturing plants; mining services; sawmill; wild rice plants; large-scale meat and food processing and packaging; petroleum and oil services; chemical suppliers; tanneries and related facilities; storage of petroleum products;

and storage of propane gas. This does not include: the preparation of food and beverages for direct sale to the public.

Government Services - development providing municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, municipal facilities, and education services. Typical uses include taxation offices, courthouses, manpower and employment offices, and social service offices.

Grade Level - the finished surface of the ground adjacent to the exterior walls of the building or structure.

Gravel Storage Yard –a site used for the storage of gravel by the Ministry of Highways or other road building entities.

Greenhouse – structure used for the cultivation of plants that provides climatic protection.

Greenhouse Operation, Plant Nursery, and Market Garden – development that provides for the cultivating, harvesting, storing and selling of vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products and may include the accessory retail of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools.

Hazard Land - lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as gas stations, fuel and other hazardous material storage areas, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

Hazardous Materials - substances that could cause injury or death; or damage or pollute land, air, or water. Hazardous wastes are defined as substances that are ignitable (flammable), corrosive, toxic, explosive, or reactive, i.e., react with air, water, or acids or bases.

Hazardous Material Collection Site – a site used for the collection and temporary storage of hazardous materials.

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

Height Bonusing – The ability of developers to provide a public benefit on their property in order to achieve a higher maximum building height than the Zoning District allows.

Home-Based Business - a business, occupation, trade, profession or craft conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly secondary to the residential use and does not change the character of the dwelling.

Home, Community Residential - a residential facility, licensed under *The Corrections and Conditional Release Act* or *The Correctional Services Act* for offenders who are reintegrating into the community after having been sentenced to a term of incarceration, and are now serving a portion of their sentence while reintegrating under supervision into the community. It may also include rehabilitation facilities for the accommodation and supervision or treatment of persons who are receiving supervision or treatment for alcohol or other drug addictions. It may also include homes approved under *The Mental Health Services Act*.

It may include:

- halfway house;
- community training residence;
- adult custodial care facility; or
- mental health centre, psychiatric ward, treatment of mental disorders.

Home, Personal Care - a care home outside of the publicly funded system, licensed under *The Personal Care Home Act* that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing, grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

Home, Residential Service - a facility which provides lodging, supervision, personal care or individual programming in family-like setting, licensed under *The Residential Services Act*, who:

- by reason of need, age or disability or for any other reason are unable to fully care for themselves; or
- require safe shelter and counselling appropriate to their circumstances.

Residential Service Homes may include:

- maternity home, which is provided lodging and pre-natal and post-natal care to women;
- transition house, which is to provide safe shelter and counselling to families in crisis; or
- custodial residence of young offender.

Home, Special-care (Nursing Home) - a home or facility, licensed under *The Housing and Special-care Homes Act*, used for the purpose of providing supervisory, personal or constant nursing care for persons who:

- are unable to fully care for themselves and who require prolonged care; and
- are not related by blood or marriage to the person conducting or operating the home or facility.

Residents include the elderly and younger adults with physical or mental disabilities. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

Hotel - a building or part of a building used, in exchange for remuneration, as place for sleeping accommodation with or without meals, but does not include a motel.

Ice Cream Vendor – a motorized or non-motorized vehicle used for the sale of drinks, ice cream, soft serve, or prepackaged frozen treats which do not require cooking or preparation to walk-up customers, operated at a fixed location or along a route.

Indoor Recreation Facility - development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs, health and fitness clubs, curling, roller skating, hockey and skating rinks, swimming pools and racquet clubs.

Intersection – an area where two or more streets or lanes meet or cross at grade.

Kennel - any building, compound, group of pens or cages where four or more dogs or other animals are kept for any purpose, and which must be licensed to operate as a business.

Landscaping - the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; or
- hard landscaping consisting of non-vegetative material such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale or asphalt.

Lane - a public road or thoroughfare registered by plan of survey which affords a secondary means of access to abutting properties, but should not include a street.

Legal Non-Conforming Building - a building that was lawfully constructed, is lawfully under construction, or where all required permits have been issued prior to the adoption date of this

Zoning Bylaw or any future amendments to this bylaw affecting the building or land on which the building is situated, but does not, or when constructed will not, comply with this bylaw.

Legal Non-Conforming Site - a site, consisting of one or more contiguous parcels, to which all required permits have been issued on the adoption date that this bylaw or any amendment to this bylaw becomes effective, contains a use that conforms to this bylaw, but the site area dimensions do not conform to the standards of this bylaw for that use.

Legal Non-Conforming Use - a lawful specific use:

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

Light Fleet Services – see Fleet Services, Light

Light Industry –development that is characterized as:

- consumer-oriented manufacturing activity that requires only moderate amounts of materials;
- cleaning, servicing and repair operations to goods and equipment associated with personal or household use,
- have a lesser impact than general industrial activities and demand on municipal services.
- more suitable to location near or adjacent to residential areas.

Typical uses include: manufacturing of clothes, furniture, consumer electronics and household items; food processing facilities; and recycling depots.

Loading Space – a space located on a lot, having access to a street or lane, in which a vehicle may park to load or unload goods. Typical vehicles accommodated include: large freight vehicles, cube vans, etc.

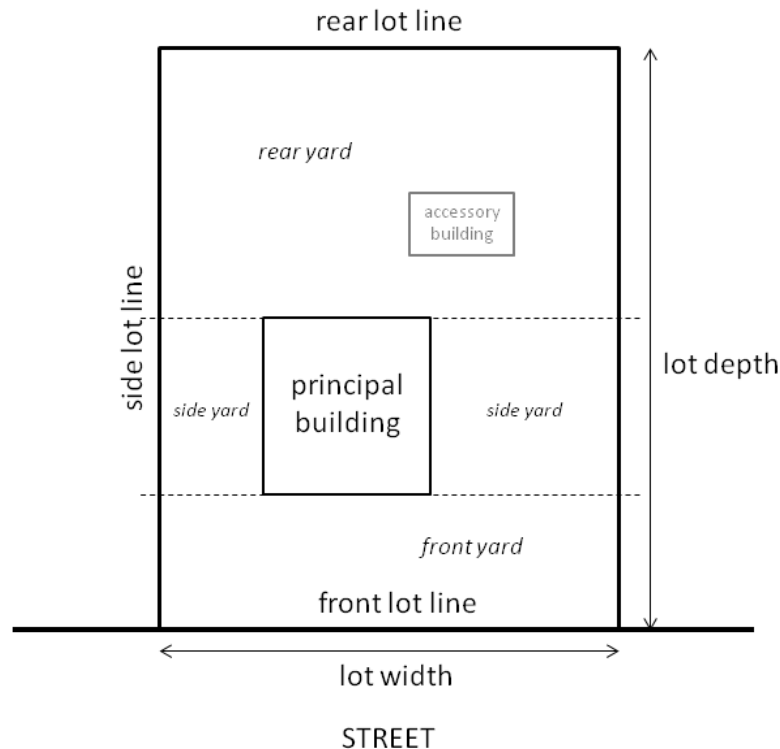


Figure 8: Lot Diagram

Lot- an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title (Figure 8: Lot Diagram).

Lot Area - the total area within the lot lines of a lot, excluding any street right-of-way.

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

Lot Line - a line or record bounding a lot which divides one lot from another lot or from a public or private street or any other public space (Figure 8: Lot Diagram).

Lot Line, Front - the lot line separating a lot from a street right-of-way See Frontage. (Figure 8: Lot Diagram).

Lot Line, Rear - the lot line opposite and most distant from the front lot line (Figure 8: Lot Diagram).

Lot Line, Side - the lot line other than a front or rear lot line (Figure 8: Lot Diagram).

Marina - the use of land, buildings and structures for the docking or mooring of boats and may also include boat launching facilities, sales and rentals of boats, personal watercraft and their accessories, storage of boats, sales of marine petroleum products, fishing supplies and accessory retail sales, boat repairs, and boat buildings.

Mayor - the elected Mayor of the Town of La Ronge.

Medical Treatment Facility - development providing room, board, and surgical or other medical services for the sick, injured or infirm including out-patient services and accessory staff residents. Typical uses include hospitals, sanatoriums, rest homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

Mini Mall - a single story structure in which a minimum of two (2) of the permitted and/or 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 3251 m² (34 993.5 ft²). See Mixed Use Development.

Minimum Yard Requirements –required yard setbacks from lot lines for developments. See also Yard, Required and Setback.

Mixed-Use Development – development on a tract of land or in a building consisting of two or more different types of uses. Includes mini mall and shopping centre.

Mobile Home - is a movable structure, also called a manufactured home that:

- is designed and intended for use as a domestic residence;
- meets the requirements for a mobile home, a multi-section mobile home or a swing-out-and-expandable-room-section mobile home set out in the Z240 series of standards published by the Canadian Standards Association;
- bears the seal of the Canadian Standards Association;
- shall be attached to a permanent foundation or be anchored to the ground and skirted; and
- is typically built on a steel frame and is typically finished with vinyl covered gyproc interior walls.

Mobile Home Court –means any parcel of land on which two or more occupied mobile homes are situated or are permitted to be situated whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court.

Modular Home –means a house that:

- is designed and intended for use as a domestic residence;
- is constructed by assembling manufactured modular units, each of which:
 - comprises at least one room or living area; and

- is completely constructed in all essential features prior to delivery from the factory;
- meets the requirements of:
 - the National Building Code of Canada as adopted and amended pursuant to The Uniform Building and Accessibility Standards Act; or
 - Canadian Standards Association standard A-277; and
 - bears the seal of the Canadian Standards Association.

Modular Workforce Housing – a CSA approved mobile structure that is anchored to the ground, intended to provide temporary accommodation to workers or caretakers on a site.

Motel - a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Motorized Vehicle Trail – designated trails for the recreational use of all-terrain vehicles, snowmobiles and other off-road vehicles.

Multiple Unit Dwelling - see Dwelling, Multiple Unit.

Municipal Facility - land and/or structures owned by the Town that is used for:

- office and meeting space;
- storage of municipal equipment and supplies;
- recreation; and/or,
- other institutional purposes.

Municipality – the Town of La Ronge

Natural Resource Exploration - the exploration for minerals within the municipality for potential removal, extraction, and primary processing of raw materials.

Natural Resource Extraction - development for the on-site removal, extraction, and primary processing of raw materials found on or under the site, or accessible from the site. Typical uses include: gravel pits, sand mines, clay pits, oil and gas wells, coal mining, and stripping of topsoil, but does not include the processing of raw materials transported to the site.

Neighbourhood Recreation Services – development providing facilities that are available to the public at large for sports and recreation conducted outdoors at the neighbourhood scale. Typical uses include sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, outdoor swimming pools, mini golf, and similar uses.

Neighbourhood Retail Store –commercial business offering goods for sale and which primarily provides a convenient day-to-day service to residents in the vicinity. Typical uses include small food stores, drug stores, convenience stores, snack bars, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed material.

Newspaper Offices or Other Publishing Operations – commercial business offering printing services, print media production and sales, and related offices.

Night Club – a building, or portion thereof, where beer, wine or spirits are served to patrons for the consumption on the premises, with or without food and where a designated area for entertainment or dancing during certain hours of operation may also be provided.

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

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

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

Occupancy Permit - a permit issued by the Town establishing the property or development as suitable for use or habitation by meeting the requirements of any development or building permits issued, and Town building bylaws.

Off-Site Parking – where the necessary off-street parking space is provided on a site that is separate from the principal use.

Off-Street Parking - accommodation for parking of vehicles not on a public street or lane.

Office - a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government.

Outdoor Recreation Services - development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical uses include: golf courses, driving ranges, ski trails or hills, ski jumps, bowling greens, riding stables, fair grounds, rodeo grounds, and similar uses.

Outdoor Storage - development used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, gravel yards, vehicle storage, and heavy equipment storage compounds.

Outfitter Base Camp – A commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

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

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

Parcel Tie – used to identify parcels that must be dealt with at the same time when registering a change against those parcels. Parcel Ties are necessary to ensure registry databases comply with the provisions of *section 121* of the PDA. Also known as "Tie Codes".

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 cost-free, a fee or for accommodation of clients or customers.

Parking Space, Accessible – a space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 3.9m (12.8ft) wide by 5.65m (18.5ft) long, and which has unobstructed access to a developed street or lane.

Parking Space, Vehicle – a space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 2.5m (8.2ft) wide by 5.65m (18.5ft) long, and which has unobstructed access to a developed street or lane.

PDA - *The Planning and Development Act, 2007*, as amended.

Permitted Use - a use or form of development allowed as of right in a Zoning District, subject to the regulations contained in this bylaw.

Personal Care Home – see Home, Personal Care.

Personal Service Shop - a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barber shops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Platform Structure –development projecting from the wall of a building that may be surrounded by guardrails or parapet walls. Common structures include balconies, raised terraces and decks.

Portable Garage and Shelter - a moveable tent like structure designed to provide storage and protection; an accessory building under the scope of this bylaw, subject to requirements set in the National Building Code of Canada.

Principal Building - a building within which the principal use of the site is housed or conducted.

Privacy Fence - a barrier, railing, or other upright structure, enclosing an area of ground to mark a boundary, control access, prevent escape, and is designed or modified to inhibit visibility. A privacy fence does not include an unmodified chain link fence.

Protective and Emergency Services - development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of protection and emergency services. Typical uses include: police stations; fire stations; emergency medical services; provincial helicopter facilities, and ancillary training facilities.

Public Park and Green Space - development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public park land, whether or not such recreational facilities are publically operated or operated by other organizations pursuant to arrangements with the Town of La Ronge. Typical uses include picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features such as a public beach.

Public Utility – a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work - includes:

- systems for the production, distribution or transmission of electricity;
- systems for the distribution, storage, or transmission of natural gas or oil;
- facilities for storage, transmission, treatment, distribution or supply of water;
- facilities for the collection, treatment, movement or disposal of sanitary sewage;
- telephone, internet, cable television or light distribution or transmission lines; and
- facilities for the collection, storage, movement and disposal of storm drainage.

Radio, Television and Communication Facility - buildings or transmitters used for receiving and broadcasting radio or television signals, and communication or broadcast support materials and uses, such as print material production.

Raised Floor Design – a construction technique that results in the bottom joists of the lowest level of a building to be higher than the slab on grade. This is achieved through the use of two styles of foundation:

- **Pier and Beam Foundation** – The piers are spaced throughout the underside of the building, supporting beams that span the entire length of the building to support the floor joists, as seen in Figure 9: Pier and Beam Foundation.
- **Stem Wall Foundation** – the base is created around the entire perimeter of the building, constructed of wood, concrete or stone, and supports the floor joists and centre beam, as seen in Figure 10: Stem Wall Foundation.

Ready-To-Move Home - a house that is:

- a single structure;
- designed and intended for use as a domestic residence; and
- fully assembled by the vendor away from the site on which it is to be attached to a permanent foundation.

Recreation Vehicle (RV) - a unit intended to provide temporary living accommodation for campers or travellers, built as part of or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, and travel trailers.

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

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



Figure 9: Pier and Beam Foundation



Figure 10: Stem Wall Foundation

Religious Assembly –development used for worship and related religious, philanthropic or social activities, and related accessory buildings including rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

Residential Service Home – see Home, Residential Service.

Resource Management Facility –a cache or plot of land that provides primary supply support to organized fire suppression activities. May also support other emergency, disaster, fire related or land management activities including but not limited to the location of a temporary resource worker camp and on-site helicopter facilities.

Restaurant - development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off-site. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food, family restaurants, and cafés.

Retail Store - establishment engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines. Retail store does not include Cannabis Retail Outlet.

Required Front Yard – see Yard, Required Front.

Required Rear Yard – see Yard, Required Rear

Required Side Yard – see Yard, Required Side

Rooming and Boarding House – a building or portion thereof in which rooms are regularly provided for compensation with the ability to house four or more persons other than the owner and members of the owner's family. A Rooming House shall include only a single detached dwelling and not a multiple unit dwelling, hotel, motel, or licensed home or facility as defined in this bylaw.

Safe Building Elevation (SBE) –Estimated Peak Water Level (EPWL) + a safety factor (0.5 m).

Safety Factor - to allow for uncertainties in EPWL calculations, and for other possible hazards such as ice shove, ice jams, and erosion.

Salvage yard - a site where property or goods is collected and stored for resale.

Saskatchewan Transportation Company (STC) – development using a fleet of vehicles for the delivery of people, goods or services which operate throughout the Province of Saskatchewan and owned by the Crown Corporation.

School – see Education Services

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

Sea Can - see Shipping Container

Secondary Suite – a dwelling unit that is developed within a single detached dwelling, comprised of one or more habitable rooms:

- intended for use as a separate and independent residence;
- having a total floor area of less than 80 m² (861.11 ft²);
- having a floor area less than 80% of the total floor area of all storeys of the other dwelling unit (excluding the garage floor area and common spaces servicing both dwelling units); and
- located entirely within a permitted single detached dwelling containing no more than one other dwelling unit.

Semi-Detached Dwelling – see Dwelling, Semi-Detached.

Service or Repair Shop - a shop specializing in repairs and maintenance, excluding automobiles, recreation vehicles and machinery.

Service Station and Gas Bar- a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work or major repairs.

Setback – means the distance that a development or a specified portion of it, must be set back from a property line. A setback is not a yard.

Setback, Front - means the distance that a development or a specified portion of it, must be set back from a front lot line. A front setback is not a front yard.

Setback, Rear - means the distance that a development or a specified portion of it, must be set back from a rear lot line. A rear setback is not a rear yard.

Setback, Side – means the distance that a development or a specified portion of it, must be set back from a side lot line. A side setback is not a side yard.

Shipping Container - a durable metal container typically used for shipping goods long distances. It is also commonly used for storage. Also known as a Sea Can.

Shopping Centre – a building or group of buildings located on the same site and managed as a single unit, in which at least 4 individual spaces are leased to tenants operating a permitted or discretionary use of the zoning district, for their mutual benefit, including the use of off-street parking and other joint facilities. See Mixed Use Developments.

Sight Triangle - a triangle at an intersection, formed by two roads, a road and a lane, or a rear property survey pin and a front property survey pin, 6.1 m (20 ft) from the corner, and a third line completing the triangle (Figure 11: Sight Triangle).

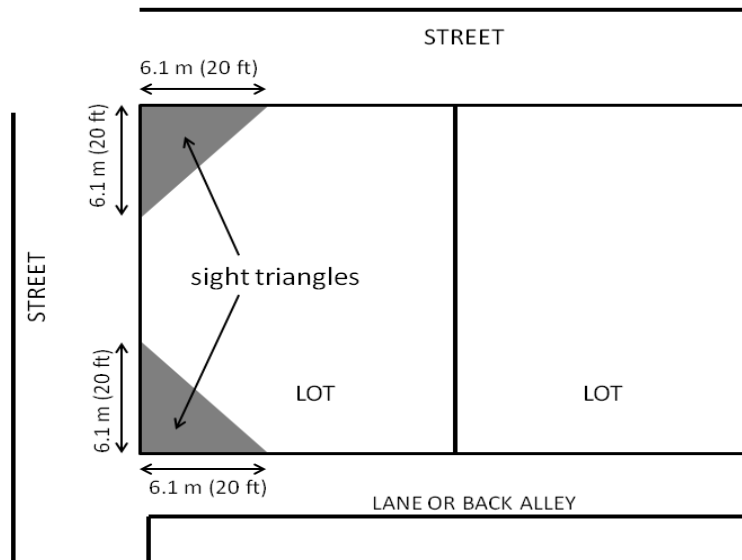


Figure 11: Sight Triangle

Sign - any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or piece of land and which identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street or thoroughfare (Figure 12: Sign Diagram).

Sign, A-Board - an A-shaped portable sign that is used for temporary placement and has no external supporting structure (Figure 12: Sign Diagram).

Sign, Awning - a non-illuminated sign painted or affixed to the surface of an awning (Figure 12: Sign Diagram).

Sign, Billboard - a sign which directs attention to a business, community, service or entertainment conducted, sold or offered at allocation other than the site on which the sign is located.

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.

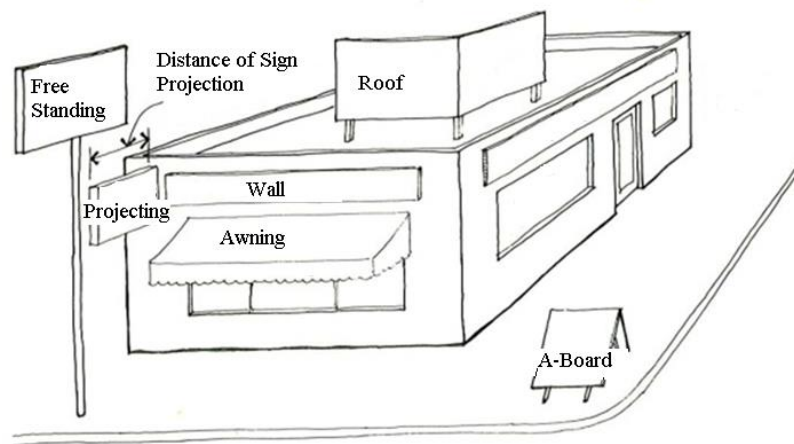


Figure 12: Sign Diagram

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

Sign, Directional - any sign:

- displaying safety or warning messages;
- directional traffic or providing parking directions; or
- giving instructions, directions or orders to persons making use of premises.

Sign Facial Area - the entire surface area of sign. In the case of a multi-face sign, each side of the side shall be included in the determining sign facial area.

Sign, Free-Standing - a sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building (Figure 12: Sign Diagram).

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 free standing sign which is capable of being relocated and which may have lettering that can be changed manually, but does not include vehicles and trailers not originally designed as a sign, but which have been converted or used for that purposes.

Sign, Real Estate - a temporary sign that advertises for sale, rent, or lease the land, property or premises on which the sign is displayed.

Sign, Temporary - a sign advertising a message applicable for a defined period of time and not exceeding 6 months.

Sign, Wall - a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of

the sign and which does not project more than 0.5 m (1.6 ft) from such building or structure (Figure 12: Sign Diagram).

Single Detached Dwelling – see Dwelling, Single Detached.

Site - one or more contiguous surface parcels or lots as defined under *The Land Titles Act, 2000*, and used as a unit for the purpose of regulation under this bylaw. See Parcel Tie.

Site Drainage Plan - a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

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

Specialty Food Services - development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the site. This typically includes: coffee shops, donut and bagel shops, sandwich shops, ice cream parlours, dessert shops, and bakeries.

Storage Facility – a building or buildings containing separate secured indoor storage units each of which unit is no greater than 75 m² in area, designed to be rented or leased for private storage of personal goods, materials and equipment, household goods, furniture, general merchandise and vehicles, excluding: highly flammable materials, chemicals, odorous, explosive or other inherently dangerous or noxious goods; and hazardous materials as defined in this Bylaw.

Street - a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting properties, but shall not include an easement or lane.

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

Structure, Temporary - anything that is built, constructed, or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Substantial Roof Structure – where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.

Tannery - a place where hides are processed to make leather.

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

Temporary Shelter Service – a use sponsored or supervised by a public authority or by a non-profit agency for the purpose of providing accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical uses include hostels and overnight shelters.

Temporary Structure – see Structure, Temporary.

Tourist Camp - a facility for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreation vehicles; and does not include a motel or hotel.

Town – the Town of La Ronge.

Townhouse Dwelling – see Dwelling, Townhouse.

Training Facility – a use which provides for the education and training to persons over 15 years of age. Typical uses include driver education and food safety training.

Undefined Use – the following guidelines shall be applied in interpreting the use definitions:

- i. Typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and
- ii. Where a specific use does not conform to the wording of any use definition or generally conforms to the wording of two or more definitions, the use is deemed to conform to and is included in that use which is most similar in functional purpose or physical characteristics, and shall be documented.

Undertaking Establishments - a building designed for the purpose of furnishing supplies, funerals, viewing and related services to the public and includes facilities for the preparation for the dead human body for interment but does not include cremation.

Units of Measure - units of measure in this bylaw are abbreviated as follows:

- m - metre(s)
- m² - square metre(s)
- ft - feet
- ft² - square feet

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

Vehicle Storage- the temporary storage of vehicles in permitted areas.

Veterinary Services - development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving

hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This includes: pet clinics, small animal veterinary clinics, and veterinary offices, but does not include animal hospital and shelter.

Warehouse - a commercial or industrial development for the indoor storage of equipment, goods, motor vehicles, recreation vehicles, materials or products.

Warehouse Sales - development used for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size of the nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This typically includes development where principal goods being sold are items such as furniture, carpet, major appliances, and building supplies and materials, and includes uses such as home supply and lumber retail stores.

Waste Disposal - process of collection, distribution, and treatment of liquid and solid waste material within the Town of La Ronge.

Water Supply - the location where the Town of La Ronge attains its municipal drinking water.

Work Camp – a use of land within a district for the temporary residential accommodation of personnel. May include accommodation in the form of mobile homes, trailers, tent trailers, tents.

Yard - any part of a lot unoccupied and unobstructed by any principal building or structure (Figure 15: Yard Requirements).

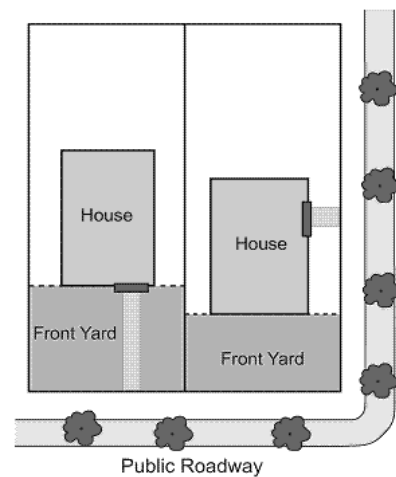


Figure 13: Front Yard

Yard, Front – means the portion of a site abutting the front lot line extending across the full width of the site, situated between the front lot line and the nearest wall of the principal building, not including projections (Figure 13: Front Yard).

Yard, Rear - means the portion of a site abutting the rear lot line extending across the full width of the site, situated between the rear lot line and the nearest wall of the principal building, not including projections (Figure 14 – Rear Yard).

Yard, Required – the minimum area of all setbacks of the buildable area on a site by this bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected (Figure 15: Yard Requirements).

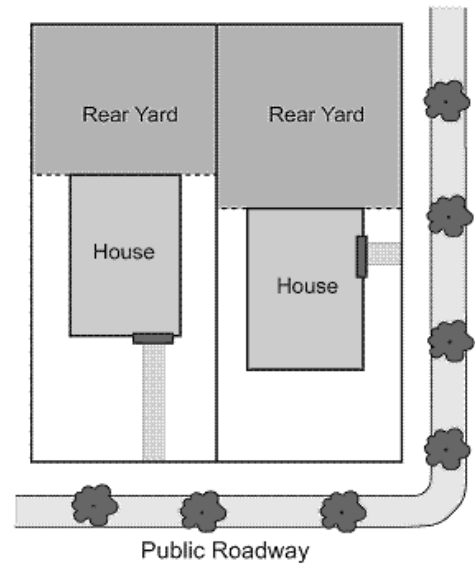


Figure 14: Rear Yard

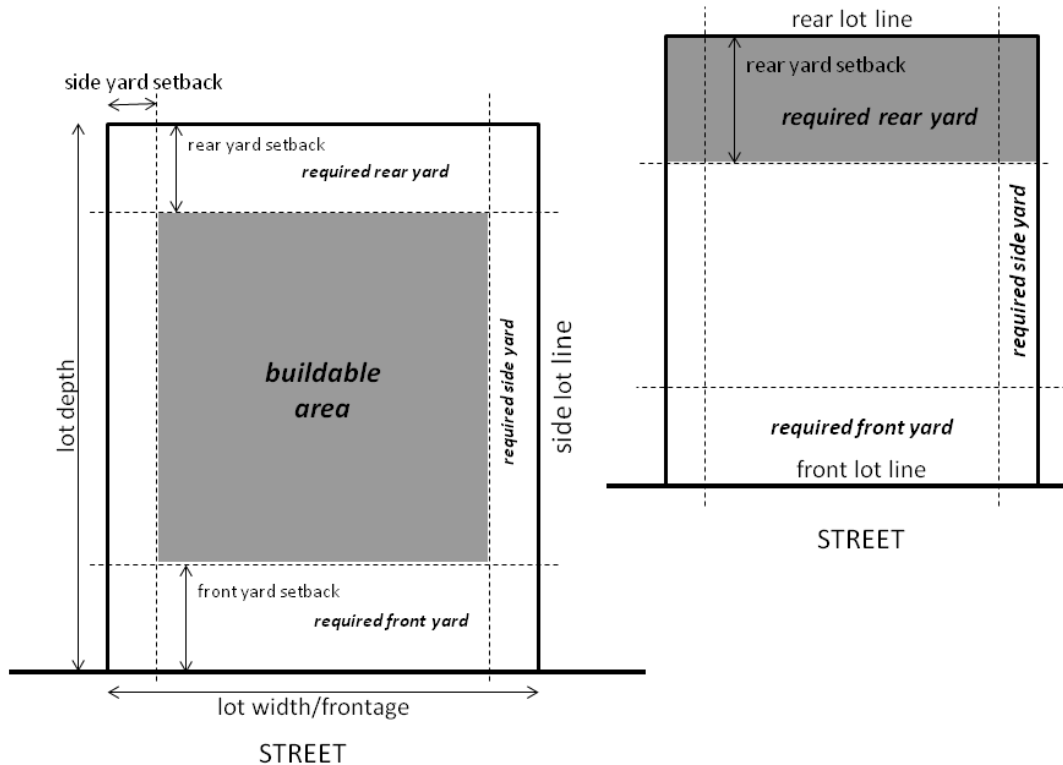


Figure 15: Yard Requirements

Yard, Required Front – the yard area within the lot extending between the front yard setback and the front lot line. Unless specifically permitted, no building or structure, or part of a building or structure, shall be erected or located in the principal building required front yard (Figure 15: Yard Requirements).

Yard, Required Rear– the yard area within the lot extending between the rear yard setback for the principal building and the rear lot line. Unless specifically permitted, no building or structure, or part of a building or structure, shall be erected or located in the area between the rear yard setback of the principal building and the rear lot line (Figure 15: Yard Requirements).

Yard, Required Side - the yard area within the lot extending between the side yard setback for the principal building and the side lot line. Unless specifically permitted, no principal building or structure, or part of a building or structure, shall be erected or located in the building required side yard (Figure 15: Yard Requirements).

Yard, Side – means that portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of principal building, not including projections (Figure 16: Side Yard)

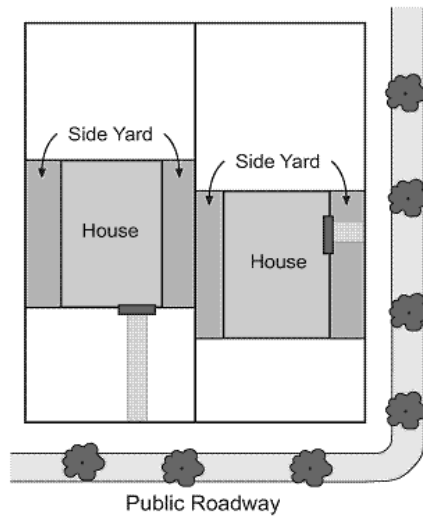


Figure 16: Side Yard

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

- 3.1.1 The Administrator of the Town of La Ronge shall be the Development Officer, unless otherwise appointed through resolution of Council.
- 3.1.2 The Development Officer shall perform such duties that are specific in this bylaw, including among other things:
- a. advise and assist Council in regard to the planning of orderly and economic development within the Town, and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this bylaw and be consistent with the Official Community Plan and adopted Town policies;
 - b. receive and process all applications for Development Permits;
 - c. keep a register of all applications for development including the decisions thereon and the reasons therefore;
 - d. keep and maintain the development records and a copy of this bylaw for the inspection of the public during all regular hours; and
 - e. may refer any Development Permit application or any other development matter to the Town Council for its review, support or advice.

3.2 Application for a Development Permit

- 3.2.1 Every person shall obtain a Development Permit before commencing any development within the Town, except as listed in subsection 3.3 Development Not Requiring a Development Permit. Development Permits cannot be issued in contravention of any of the provision of this bylaw subject to sections 213 to 227 of the PDA.
- 3.2.2 A building permit shall not be issued unless a Development Permit, where required, has been issued.
- 3.2.3 All Development Permit applications shall be made to the Development Officer through use of *Form A: Town of La Ronge Development Permit Application* and *Form B: Town of La Ronge Development Permit Application*, as adopted by resolution of Council. Applications to be made through these forms include:

- a. Form A: Town of La Ronge Development Permit Application
 - i. Accessory Use Development
 - ii. Change of Use on Existing Lot or Building
 - iii. Demolition/Relocation of Existing Building or Structure
 - iv. Fill of more than 1 metre
 - v. Minor Variance Request
 - vi. Permitted or Discretionary Use Development
 - vii. Structural Alteration
 - b. Form B: Town of La Ronge Development Permit Application
 - i. Bed and Breakfast Operation
 - ii. Fences
 - iii. Home-Based Business
 - iv. Signs
- 3.2.4 The application shall be accompanied by the applicable fees, two copies of a layout or site plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines.
 - a. Where no new construction is proposed, the applicant shall supply a written description of the proposal in place of such plans.
- 3.2.5 Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that the Council determines is necessary to fully review the proposed development.
- 3.2.6 Where the application is within any Commercial, Airport or Industrial District; or for any use that may deleteriously affect the environment; Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.
- 3.2.7 The applicant shall provide Council with a *Letter of Confirmation* from the Information Services Corporation of the creation of a new Parcel Tie before a Development Permit is issued for contiguous parcels or lots to be used as a site.

3.3 Development Not Requiring a Development Permit

- 3.3.1 The following developments shall not require a Development Permit provided that the proposed development conforms with all requirements of this bylaw:
- a. public utilities; any operation for the purpose of inspecting, repairing, or renewing sewers, water lines, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Town (excluding the installation of new transmission lines);
 - b. municipal facilities; any facility installed and operated by the Town;
 - c. accessory buildings with a floor area of 9.3 m² (100.1 ft²) or less; and
 - d. maintenance and repairs that do not include any structural alterations.

3.4 Concurrent Processing of Permits

- 3.4.1 A building permit, or any other permit, where required pursuant to the *Town of La Ronge Building Bylaw*, shall not be issued unless a Development Permit has been issued, or is being issued concurrently. Nothing in this bylaw shall exempt any person from complying with the Building Bylaw, or any other bylaw in force within the Town of La Ronge, or obtaining any permission required by this or any other bylaw of the Town, the province or the federal government.
- 3.4.2 Where a *Form B: Development Permit Application* is required, a business license, or any other license pursuant to the *Town of La Ronge Business Bylaw*, shall not be issued unless a Development Permit has been issued, or is being issued concurrently. Nothing in this bylaw shall exempt any person from complying with the Business Bylaw, or any other bylaw in force within the Town of La Ronge, or obtaining any permission required by this or any other bylaw of the Town, the province or the federal government.

3.5 Review of Applications

- 3.5.1 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 *Official Community Plan*.
- 3.5.2 For a discretionary use the Development Officer shall prepare a report for Council on the proposal respecting the criteria for consideration of that discretionary use and submit the application to Council for decision.

- 3.5.3 The Development Officer may submit any application to Council for a decision on the interpretation of this bylaw, or on special conditions provided in this bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

3.6 Discretionary Use Applications

- 3.6.1 The application will be reviewed by the Development Officer for conformance with the *Official Community Plan*, this Zoning Bylaw and any other applicable policy and regulation, and will refer the application, along with a written report documenting the results of the review, to Council, within 30 days of having received the application.
- 3.6.2 Council will review the application and the Development Officer's report and may request comments or information from other government agencies to assist in Council's review of the application, where appropriate.
- 3.6.3 When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered. The date shall be no longer than 45 days from when Council received the application.
- 3.6.4 The Development Officer shall advertise the proposed discretionary use by:
- a. mailing a copy of a notice of the application to the assessed owner of each property within 75 m (246.1 ft) of the proposal, at least 15 days prior to the date of the meeting;
 - b. preparing an on-site notification poster, which shall be placed on the site by the applicant and must remain on site until the application is considered by Council; and
 - c. publishing a notice in a newspaper circulating in the municipality for 1 week at least 7 days prior to the date of the meeting, in any Industrial or Commercial District, FD - Future Development or CS - Community Service District.
- 3.6.5 The notices described above shall describe:
- a. the use applied for;
 - b. the location of the use; and
 - c. specify the date, time and location of the Council meeting at which the application will be considered.

3.7 Discretionary Use Evaluation Criteria

3.7.1 Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- a. Compliance with land use and municipal policies:
 - i. the proposal must be in conformance with all relevant sections of the *Official Community Plan* and this bylaw.
- b. Site layout and density
 - i. the scale and intensity of the proposed use must be relatively consistent with uses allowed in the Zoning District and with any existing uses and developments in the vicinity of the proposal;
 - ii. the size and location of buildings and improvements is to comply with the regulations set out in the Zoning District;
 - iii. any outside storage areas will be appropriately buffered and screened from adjoining land uses;
 - iv. the retention or provision of vegetation and landscaping to enhance the appearance of the site; and
 - v. signs will comply with sign requirements for the Zoning District and proposed use.
- c. Municipal servicing
 - i. the use is capable of being serviced with existing municipal infrastructure, including:
 - a. Water in terms of consumption and demand;
 - b. Sewer in terms of volume generated;
 - c. Storm drainage in terms of volume and where directed;
 - d. Solid waste in terms of volume and types created;
 - e. Utilities;
 - f. Schools; and
 - g. Roadways.
- d. Traffic generation

- i. the volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area;
 - ii. parking requirements for the use will not vary significantly from other uses in the vicinity; and
 - iii. access to and from the site must be located appropriately to avoid any traffic hazards.
- e. Environmental and Public Safety
 - i. types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties;
 - ii. emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment or adjoining land uses;
 - iii. storm water runoff from the site will not adversely affect surface or ground water;
 - iv. fire protection requirements will not be significantly different than that required for surrounding uses;
 - v. fuel wood or timber should be salvaged where appropriate; and
 - vi. ensure preservation of wildlife habitat and wetlands.
- f. Consultations
 - i. Council will consider any comments received from the public relative to the proposal; and
 - ii. evidence of any applicable permit or approvals from the Provincial Ministries for the Highways and Infrastructure, Environment, or Health sectors.
- g. Impact mitigation
 - i. if the proposed use will create any negative effects in relation to the above criteria, consideration may be given to any measures that may mitigate those effects in making a decision on the proposal.

3.8 **Terms and Conditions for Discretionary Use Approvals**

- 3.8.1 Discretionary uses, discretionary forms of development and associated accessory uses are subject to the development standards and applicable provisions of the Zoning District in which they are located. In approving a discretionary use application, Council

may prescribe specific development standards to minimize land use conflict with respect to:

- a. site drainage of storm water;
- b. the location of buildings with respect to buildings on adjacent property;
- c. accessibility, number and location of parking and loading facilities including adequate vehicular access;
- d. control of noise, glare, dust and odour; and
- e. any other condition as set out in the Zoning District.

3.9 Issue of Permits

3.9.1 Upon completion of the review of an application for development, the Development Officer shall:

- a. for a permitted use:
 - i. issue a Development Permit where the application conforms with this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw; or
 - ii. issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal.
- b. for a discretionary use:
 - i. prepare a report on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the Council for recommendation and a decision. The Council shall make a decision on a discretionary use that approves or refuses the discretionary use on that site and that instructs the Development Officer to:
 - a. issue a Development Permit incorporating any specific development standards set forth by the Council, in accordance with the provisions of this bylaw, and advising the applicant of any right of appeal that the applicant may have; or
 - b. issue a notice of refusal, stating the reasons for the refusal.
 - ii. issue a refusal, where the application is for a use that is not provided for in the district in which the property is located.

- c. The notice of decision shall be issued to the applicant in the *Form C: Town of La Ronge Development Permit Notice of Decision* as adopted by resolution of Council.

3.10 Validity of a Development Permit

3.10.1 An approval shall be deemed to be invalid if:

- a. the proposed use has not commenced within the 12 month period from the date of issuance; or
- b. the proposed building is not started within 12 months, or completed within 24 months from the date of issuance.

3.10.2 In case of a discretionary use the following also applies in deeming an approval invalid:

- a. the proposed use ceases and is replaced by another;
- b. the proposed use ceases for a 12 month period; or
- c. the use is not started with 12 months of completion of the building.

3.10.3 Any Development Permit may be extended for an additional 12 month period at the discretion of the Development Officer.

3.10.4 Where Council has approved a discretionary use for a limited time as provided in this bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as the Council gives a new discretionary use approval and a new Development Permit is issued.

3.10.5 Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this bylaw, as of the date that this bylaw or amendment comes into effect.

3.11 Enforcement of Development Permit

3.11.1 Where development is not in accordance with the Development Permit issued for that development, including any conditions or standards specified in that permit, the development is deemed to be in violation of this bylaw and is subject to the provisions of subsection 3.16 Offences and Penalties.

3.12 Amending the Zoning Bylaw

- 3.12.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.

3.13 Development Appeals Board

- 3.13.1 Council shall appoint a Development Appeals Board in accordance with the provisions of sections 49(j) and 213 to 227 of the PDA.

- 3.13.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a Development Permit, file a written notice of intention to appeal, and submit the appeal fee, with the secretary of the Development Appeals Board.

- 3.13.3 The decision, concerning either existing or proposed development, may be appealed by any person affected by:

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

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

- a. a development permit has been refused for a discretionary use, a prohibited use, or a use that is not expressly permitted;
- b. the granting of an appeal would be in contravention of the intentions of the Official Community Plan; or
- c. Council has refused to amend the Zoning Bylaw or rezone land.

3.14 Minor Variances to the Zoning Bylaw

- 3.14.1 The Development Officer may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that is a permitted use as specified in this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in section 60 of the PDA.
- 3.14.2 The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.
- 3.14.3 The application for a Minor Variance shall be made to the Development Officer, through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

3.15 Fees

- 3.15.1 Development Fees, as per Section 51 of *The Planning and Development Act, 2007*, are as follows:
- a. Accessory Use - \$25.00
 - b. Appeal Application - \$50.00
 - c. Fence - \$25.00
 - d. Fill of more than 1 metre - \$50.00
 - e. Discretionary Use - \$75.00 plus costs of advertising
 - f. Demolition or Relocation Permit - \$50.00
 - g. Minor Variance Permit - \$25.00
 - h. Official Community Plan Amendment - \$150.00 plus costs of public advertising.
 - i. Permitted Use - \$50.00
 - j. Sign Permit (A-Board, Awning, Construction, Wall) - \$25.00
 - k. Sign Permit (Billboard, ~~Converted Vehicle and Trailer~~, Roof, Free-standing, Projecting) - \$50.00
 - l. Temporary Uses - \$50.00
 - m. Zoning Bylaw Amendment - \$100.00 plus costs of public advertising.

3.16 Offences and Penalties

- 3.16.1 Pursuant to section 242 of the PDA, the Development Officer may enforce this bylaw, including the issuance of a stop work order for development that contravenes this bylaw,

and may issue an order pursuant to subsection 242(4) of the PDA to achieve compliance with this bylaw.

3.16.2 Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in section 243 of the PDA.

3.17 Non-Conforming Buildings and Uses

3.17.1 The adoption or amendment of this bylaw does not affect non-conforming buildings and uses.

3.17.2 The provisions of the PDA, sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.

3.17.3 Non-conforming buildings or uses may continue to be used, maintained and repaired in their present form.

3.17.4 For applications for a change of use in a legal non-conforming building or on a legal non-conforming site:

- a. Where the proposed use has the same setback or lot requirement as the existing use:
 - i. The use will be permitted provided it meets all other requirements of the Zoning Bylaw.
- b. Where the proposed use has a different setback or lot requirement as the existing use:
 - i. The use must meet the setback or lot requirements as provided in the zoning district.

3.18 Building to be Moved

3.18.1 No building shall be moved within, or into, the Town, without first obtaining a Development Permit from the Development Officer, except as exempt from requiring a Development Permit as specified in subsection 3.3 Development Not Requiring a Development Permit.

- 3.18.2 The application for a building to be moved shall be made to the Development Officer, through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

3.19 **Demolition of Buildings**

- 3.19.1 No building shall be demolished within the Town without first obtaining a Development Permit. A Development Permit shall be granted where all requirements of the Building Bylaw are met, and where the building is not a designated heritage building which is not to be demolished.
- 3.19.2 The application for the demolition of a building shall be made to the Development Officer, through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

4 GENERAL REGULATIONS

4.1 Accessory Uses and Buildings

4.1.1 Accessory uses and buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.

4.1.2 Detached accessory buildings are not to be located in any front yard; excepting lakefront or lakeview lots as per Table 7 – R1 Low Density Residential Minimum Setback Requirements.

4.1.3 An accessory building must not contain a dwelling unit or be used for the purposes of habitation; except for a caretaker's unit, a garden suite, and a garage suite in a Zoning District that permits such use.

4.1.4 Private garages, carports and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.

4.1.5 The floor area of all combined accessory buildings will not cover more than 30% of the principal building rear setback area (Figure 17: Rear Setback Area).

4.1.6 The floor area of all combined accessory buildings will not cover more than 30% of the principal building side setback area (Figure 18: Side Setback Area).

4.1.7 Detached accessory buildings shall be located at least 1 m (3.3 ft) from the principal building and meet the requirements of the *National Building and Fire Codes*.

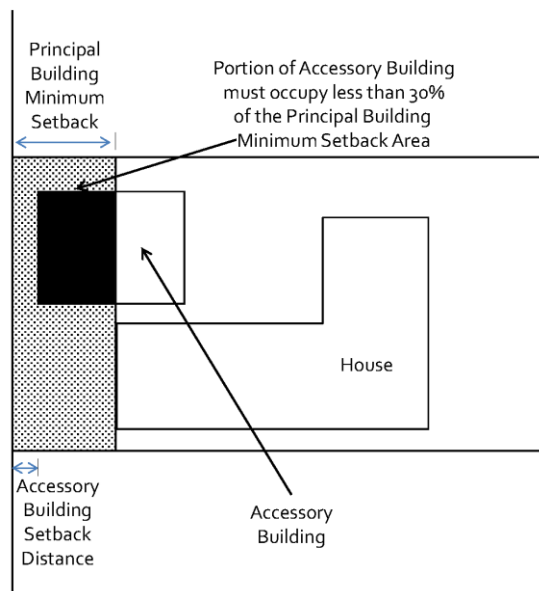


Figure 17: Rear Setback Area
(shown in hatch)

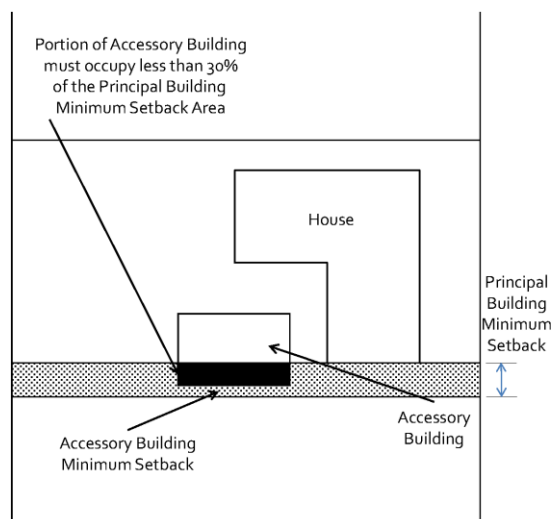


Figure 18: Side Setback Area
(shown in hatch)

- 4.1.8 Shipping containers are prohibited for any use in every district, except the M1- Light Industrial, M2 – General Industrial and FD – Future Development Districts.
- 4.1.9 Time of Construction: Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following instance:
- a. where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is 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.
- 4.1.10 In any Residential District, the combined floor area of all accessory buildings shall not exceed 100 m² (1076.4 ft²), except in Mobile Home Courts and Tourist Camps.
- 4.1.11 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.
- 4.1.12 Applications for accessory buildings larger than 9.3 m² (100.1 ft²) shall be made to the Development Officer, through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.
- 4.1.13 In any Residential District:
- a. there shall not be any more than three accessory buildings on a site;
 - b. accessory buildings cannot be a shipping container or any other mobile unit; and
 - c. no accessory building shall be located in a front yard.
- 4.1.14 Accessory buildings in Mobile Home Courts are subject to the following provisions:
- a. No accessory building or structure shall be located in any required yard;
 - b. Only the following accessory buildings and uses shall be permitted in areas other than on mobile home spaces:
 - i. one office for the administration of the mobile home court;
 - ii. recreational buildings and uses servicing only the residents of the mobile home court;
 - iii. laundry facilities for the exclusive use of the residents of the mobile home court; and

- iv. other utility, service and storage buildings accessory to the operation of the mobile home court.
- c. In any Mobile Home Space, the combined floor area of all accessory buildings shall not exceed 51 m² (550 ft²).

4.2 **Bed and Breakfast**

- 4.2.1 Bed and breakfast operations, where permitted in a Zoning District, shall be subject to the following:
 - a) no more than 2 guest bedrooms or lodging shall be provided per principal dwelling;
 - b) the guest bedrooms shall be located within the principal building, or permitted garden suite;
 - c) no bed and breakfast operating out of the principal building shall occupy more than 25% of the gross building floor area of the principal building;
 - d) one additional off-street parking space shall be provided on the site;
 - e) bed and breakfast operations are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, dust or odour which would be disruptive to the surrounding residential uses;
 - f) bed and breakfast operations shall not result in undue traffic or parking requirements in the residential area;
 - g) bed and breakfast operations shall not be operated out of mobile homes; and
 - h) bed and breakfast operations shall be licensed pursuant to *The Public Health Act*.
- 4.2.2 A bed and breakfast home that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this bylaw and is subject to the provisions of subsection 3.16 Offences and Penalties.
- 4.2.3 The application to operate a bed and breakfast shall be made to the Development Officer, through the use of Form B: Town of La Ronge Development Permit Application as adopted by resolution of Council.

4.3 **Building Lines**

- 4.3.1 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.

4.4 Campgrounds

- 4.4.1 The applicant for a Development Permit for a campground shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or cleaning of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.
- 4.4.2 A campground shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings or campsites.
- 4.4.3 Each campsite in the campground shall be designated and clearly marked on the ground.
- 4.4.4 Each recreation vehicle (RV) campsite shall have a minimum area of 150 m² (1614.6 ft²).
- 4.4.5 Each RV shall be located at least 4.5 m (14 ft) from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- 4.4.6 Each site shall have a direct and convenient access to a developed internal roadway, which shall not be located in any required buffer.
- 4.4.7 The space provided for roadways within a campground shall be at least 7.5 m (24.6 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 4.4.8 A campground may include, as an accessory use, a laundromat or convenience store designed to meet the needs of occupants of the campsites and a caretaker's unit for accommodation of the operator.
- 4.4.9 No RV shall be stored on any campsite when the campground is not open.
- 4.4.10 *The Public Health Act* and all subsequent regulations and amendments shall be complied with in respect of all operations and development of campgrounds.

4.5 Caretaker's Unit

- 4.5.1 Only one caretaker's unit is permitted for each property.
- 4.5.2 ~~Only~~ Mobile homes are permitted as caretaker's units, and are subject to clause 4.21.3 Mobile Homes.
- 4.5.3 All caretaker's units shall be temporary and the use discontinued when the principal use ceases.
- 4.5.4 Caretaker's units shall be located in an area that will not detract from the appearance of the site or create conflict with adjoining uses or zoning districts.
- 4.5.5 All caretaker's units are considered accessory and must comply with subsection 4.1 Accessory Uses and Buildings.
- 4.5.6 The maximum size for a caretaker's unit is 100 m² (1076.4 ft²).

4.6 Communication Towers

- 4.6.1 Communication towers are permitted in all districts, and must follow the regulations of Industry Canada for Radio Communication and Broadcasting Antenna Systems.

4.7 Day Care Centres

- 4.7.1 The use shall comply with all provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*.
- 4.7.2 The length of time that care shall be provided shall not be more than 15 consecutive hours.
- 4.7.3 Outdoor play areas shall be fenced.
- 4.7.4 Off-site parking shall not be allowed.

4.8 Fences

- 4.8.1 In this section :
 - α. "effective ground level" means the highest level of ground within 1 m (3.3 ft) horizontally in any direction from the point being considered; and

- b. "height" means the measurement from the base of the fence at the effective ground level to the top of the finished fence, shrub or structure.
- 4.8.2 Where a fence is to be erected and there is a grade difference, the installation of a retaining wall prior to fence construction may be required as a condition of the development permit.
- 4.8.3 Minimum heights, measured from the effective ground level are subject to National Building Code of Canada.
- 4.8.4 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 (6.6 ft).
 - a. Where a variance of greater than 1.25 metres (4.1 ft) exists between two adjoining side lot lines, the maximum side yard fence height shall be 1.25 metres (4.1 ft).
- 4.8.5 In any Residential District:
 - a. the maximum fence, hedge or shrub height except within front yard setback, shall be no greater than 2 m (6.6 ft);
 - b. no wall, fence, hedge or shrub shall be erected within a front yard setback to a height of more than 1 m (3.3 ft); and
 - c. the maximum privacy fence, hedge or shrub height in a sight triangle is 1 m (3.3 ft) measured from the elevation of the centre lines of abutting streets.
- 4.8.6 In any Commercial and Industrial District:
 - a. the maximum height along any lot line, other than for required screening, shall be no greater than 2.5 m (8.2 ft);
 - b. in the case of a corner lot, no wall, privacy fence, hedge or shrub shall be placed as to create a visual obstruction in an established intersection sight triangle; and
 - c. where the development abuts any Residential district, the Development Officer may require a fence to be installed. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- 4.8.7 Other Districts:

- a. the maximum height along any lot line shall be no greater than 2.5 m (8.2 ft).

4.8.8 Electrified fences are prohibited in every district.

4.8.9 Barbed or razor wire fences:

- a. may not be used as the primary fence construction material, and all barbed or razor wire components must be at a height of 1.83 m (6 ft) and above; and
- b. the barbed wire component on any fence may not exceed a height of 0.3 m (1 ft).

4.8.10 No height limitations apply to the following:

- a. temporary construction fences; and
- b. fences associated with essential public services and utilities, public parks, playgrounds, or public buildings.

4.9 **Food Vending**

4.9.1 Food vendors are allowed on Town of La Ronge road allowances adjacent to properties, and on properties, zoned Recreation and Park, Community Service, General Commercial and Shoreline Commercial, and are subject to the following:

- a. Food vendors shall not block access to neighbouring sites;
- b. Food vendors must be stored off-street when not in use, subject to subsection 4.36 Vehicle Storage;
- c. A 1.5 metre (4.9 ft) pedestrian clearance must be maintained and shown in the proposal;
- d. Applications will include:
 - i. a sketch of proposed vending location showing all relevant dimensions, street name and curb;
 - ii. proof of Public Health Inspection;
 - iii. proof of Food Handler certification;
 - iv. a current business license;
 - v. a list of products to be sold;
 - vi. a photograph of the food vendor; and
 - vii. information about where the food vendor will be stored when it is not being operated.

4.9.2 Ice cream vendors are allowed on Town of La Ronge public roads adjacent to properties zoned Recreation and Park, Residential, Community Service, General Commercial and Shoreline Commercial, as well as in parking lots zoned Recreation and Park, Community Service, General Commercial and Shoreline Commercial, and are subject to the following:

- a. Ice cream vendors will only offer drinks, ice cream, soft serve, or prepackaged frozen treats;
- b. Ice cream vendors shall not block access to neighbouring sites;
- c. Ice cream vendors will not use mechanical loudspeaker or sound amplifiers;
- d. Ice cream vendors will be equipped with signs reading "Stop for Children" in 6 inch (15 cm) letters on both the front and the back of the vehicle, four-way hazard lights, at least one permanently affixed flashing amber light on the top of the truck; and a shield along the rear bumper to prohibit children from standing or jumping on it;
- e. Ice cream vendors will cease daily operations half an hour before sunset;
- f. Ice cream vendors must be stored off-street when not in use, subject to subsection 4.36 Vehicle Storage;
- g. A 1.5 metre (4.9 ft) pedestrian clearance must be maintained and shown in the proposal;
- h. Applications will include:
 - i. a sketch of proposed vending location showing all relevant dimensions, curb location, and street name or a map of the proposed route;
 - ii. proof of Public Health Inspection;
 - iii. a current business license;
 - iv. a list of products to be sold;
 - v. a photograph of the stand; and
 - vi. information about where the stand will be stored when it is not being operated.

4.10 **Garage Suites**

4.10.1 Garage suites are permitted in residential districts and are subject to the following:

- a. maximum one garage suite per residential lot;
- b. garage suites shall only be permitted on sites where the principal use is a single detached dwelling.

- c. the maximum area shall not exceed the area of the principal building on the site;
- d. shall meet the minimum yard requirements for accessory buildings within the Zoning District;
- e. the maximum height shall not exceed the designated maximum building height within the Zoning District, or the height of the existing principal building on the site, whichever is less;
- f. rooftop decks are prohibited;
- g. windows shall be located to limit views to windows on abutting sides of the buildings on or adjacent to the site;
- h. shall meet all provincial, federal and building bylaw standards and requirements for the construction of a habitable dwelling; and
- i. platform structures, including balconies, shall be allowed only where the platform structure faces a lane or a flanking roadway.

4.11 **Garden Suites**

4.11.1 Garden suites are permitted in residential districts and are subject to the following requirements:

- a. maximum one garden suite per residential lot;
- b. garden suites shall only be permitted on sites where the principal use is a single detached dwelling.
- c. garden suites shall be constructed at grade level and without a basement;
- d. garden suites shall be connected to the water and sewer service of the principal residential building;
- e. all other services (cable, electrical, telephone, etc.) may have separate connections, or connect to those services of the principal residential building.
- f. garden suites are not permitted in the form of a mobile home;
- g. a minimum area of 30 m² (323 ft²) of open space shall be provided for the garden suite tenants, the open space shall be permitted within yard setbacks, but shall not include space used for parking purposes;
- h. gross floor area of garden suites shall not be more than 65% of the principal dwelling on site or not more than 60 m² (645.84 ft²), whichever is less; and
- i. garden suites will comply with the residential district maximum building height and minimum yard requirements.

4.11.2 Garden suites are considered accessory and are subject to subsection 4.1 Accessory Uses and Buildings.

4.12 Grading and Levelling of a Site

4.12.1 Where more than 1 metre (3.3 feet) of fill is to be added to any site:

- a. a Development Permit will be required, and application shall be made to the Development Officer through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council;
- b. the work must be performed under the supervision of a qualified professional engineer; and
- c. a drainage plan for the entire site must be included as part of the Development Permit application.

4.12.2 Notwithstanding 4.12.1, the Development Officer may require, as a condition of approval for a Development Permit, that an applicant submit a lot grading and drainage plan to the Town for approval.

4.12.3 Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.

4.12.4 Lot development must conform to the following:

- a. the finished grade of a lot being developed must be at least 45 cm (18 inches) higher than the centreline of the street at the front wall of the proposed main building;
- b. the finished grade of a lot is to slope away from the building at a minimum of 10% in the first 2 m of the foundation; hard surfaced areas may slope at a minimum of 0.75%;
- c. the finished grade of a lot shall not direct water onto adjoining properties unless there is approved surface water retention facility or drainage right of way on those properties;
- d. all excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion;
- e. grading, levelling or placement of fill shall be located entirely within the boundaries of the site; and

- f. failure to perform reasonable measures to prevent erosion of fill material into water bodies or water courses is in violation of this bylaw and is subject to subsection 3.16 Offences and Penalties. Persons found in violation will be subject to penalty that reflects the recovery cost of the municipality to perform site remediation and treatment.

4.12.5 Except for construction of an authorized public dock, grading, levelling or excavation shall not break or weaken ice push ridges along the bank of the lake.

4.12.6 Fill must be placed so that natural drainages are not blocked or diverted.

4.13 **Hazard Lands**

4.13.1 Where a proposed development is to be located on land considered by Council to be at risk of flood damage, slumping, or other natural phenomena, Council shall require the applicant to submit sufficient topographic information (such as a geotechnical report or a drainage plan prepared by a competent professional) to determine if the development will be:

- a. above the safe building elevation (SBE), as shown in Figures 14 to 17; or
- b. within 50 m (164 ft) of any slope that may be unstable.

4.13.2 The estimated Estimated Peak Water Level (EPWL) and the SBE for the community are as follows:

		EPWL (1:500)	SBE (EPWL + 0.5 m)
Figure 19 Shore Zone	Parcel R Plan CR3862 eastward to, and including Lot 6 Block 9 Plan CR3862	365.76m	366.26m
Figure 20 Shore Zone	Lot 5 Block 9 Plan CS1750 eastward to the east side of Wharf St.	365.87m	366.37m
Figure 21 Shore Zone B	East side of Wharf St eastward to the most easterly point of Parcel R CQ4184	365.87m	366.37m
Figure 21 Shore Zone A	The remainder of Parcel R CQ4184 to, and including Lot M Block 4 Plan 102014895	365.07m	365.57m
Figure 22 Shore Zone	Lot 1 Block 41 Plan 80PA15823 eastward to the municipal boundary	365.87m	366.37m

Figure 19: La Ronge Flood Map

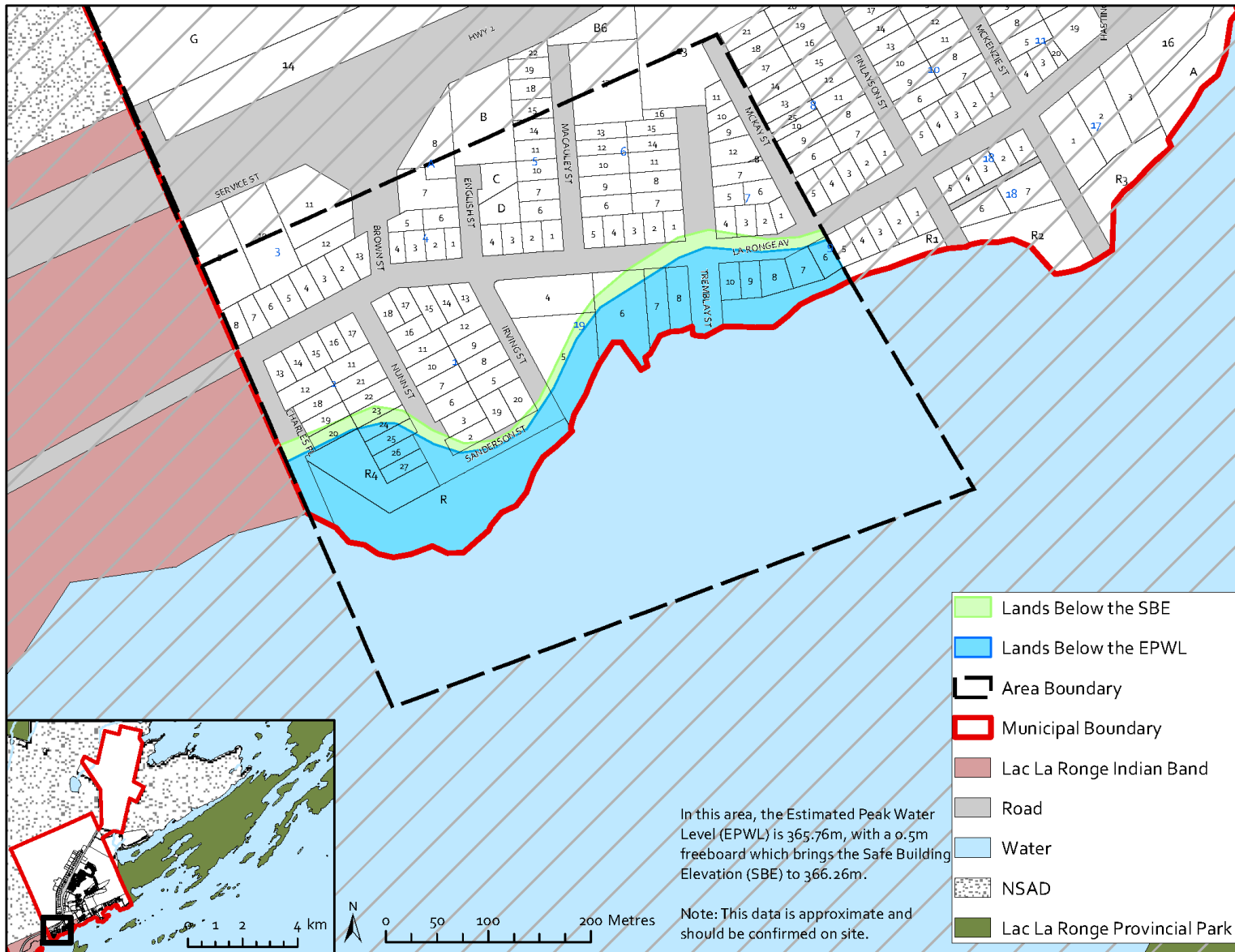


Figure 20: La Ronge Flood Map

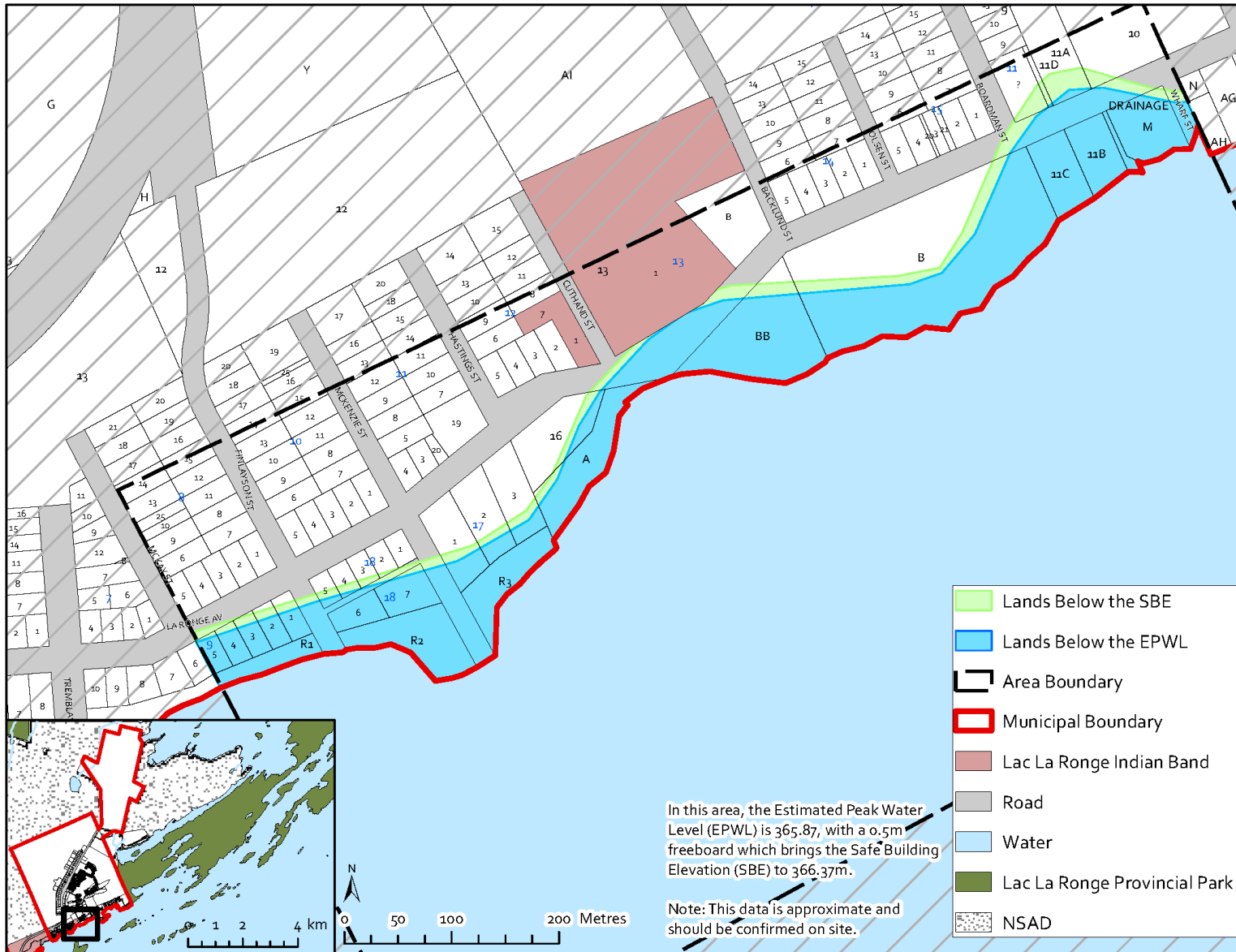


Figure 21: La Ronge Flood Map

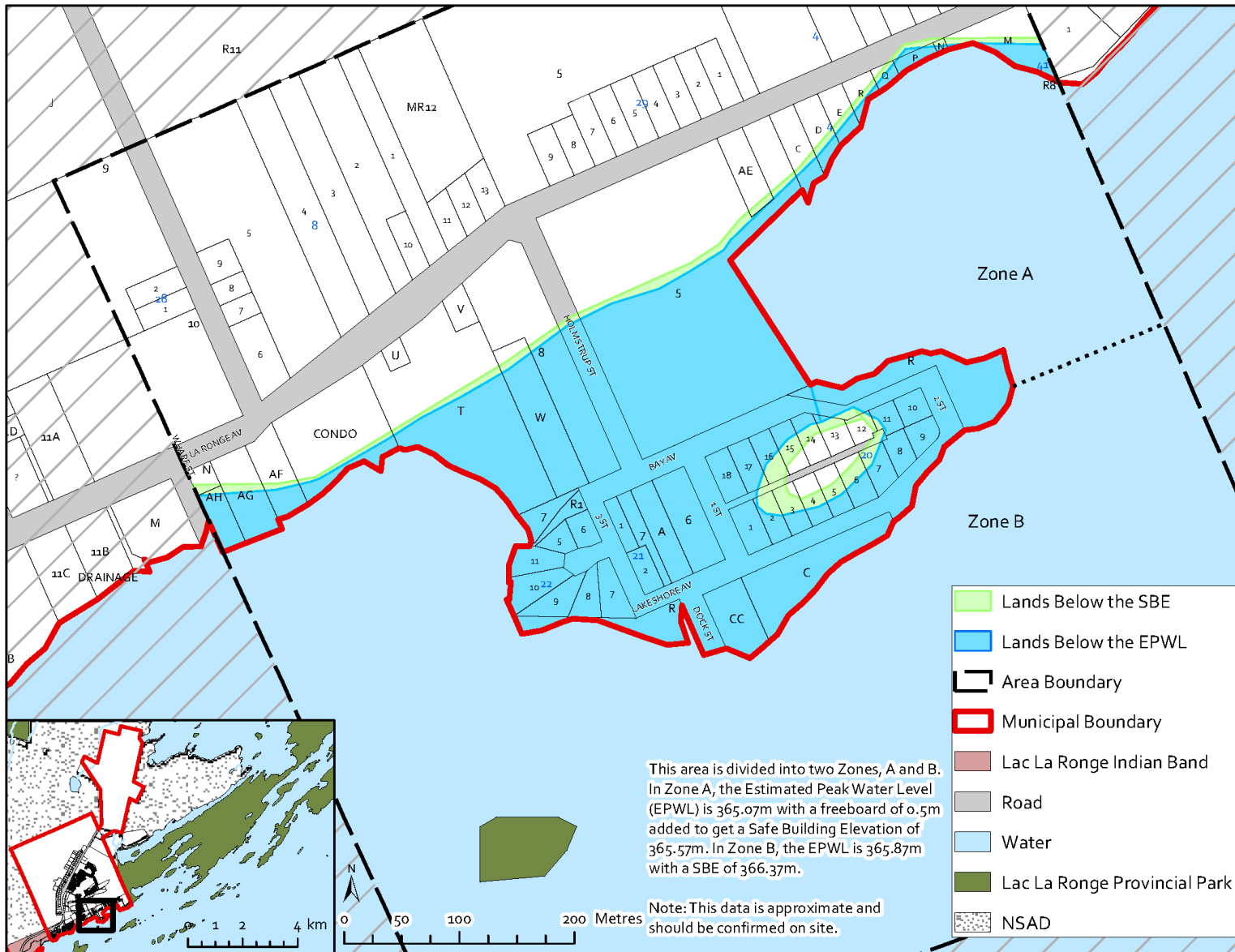
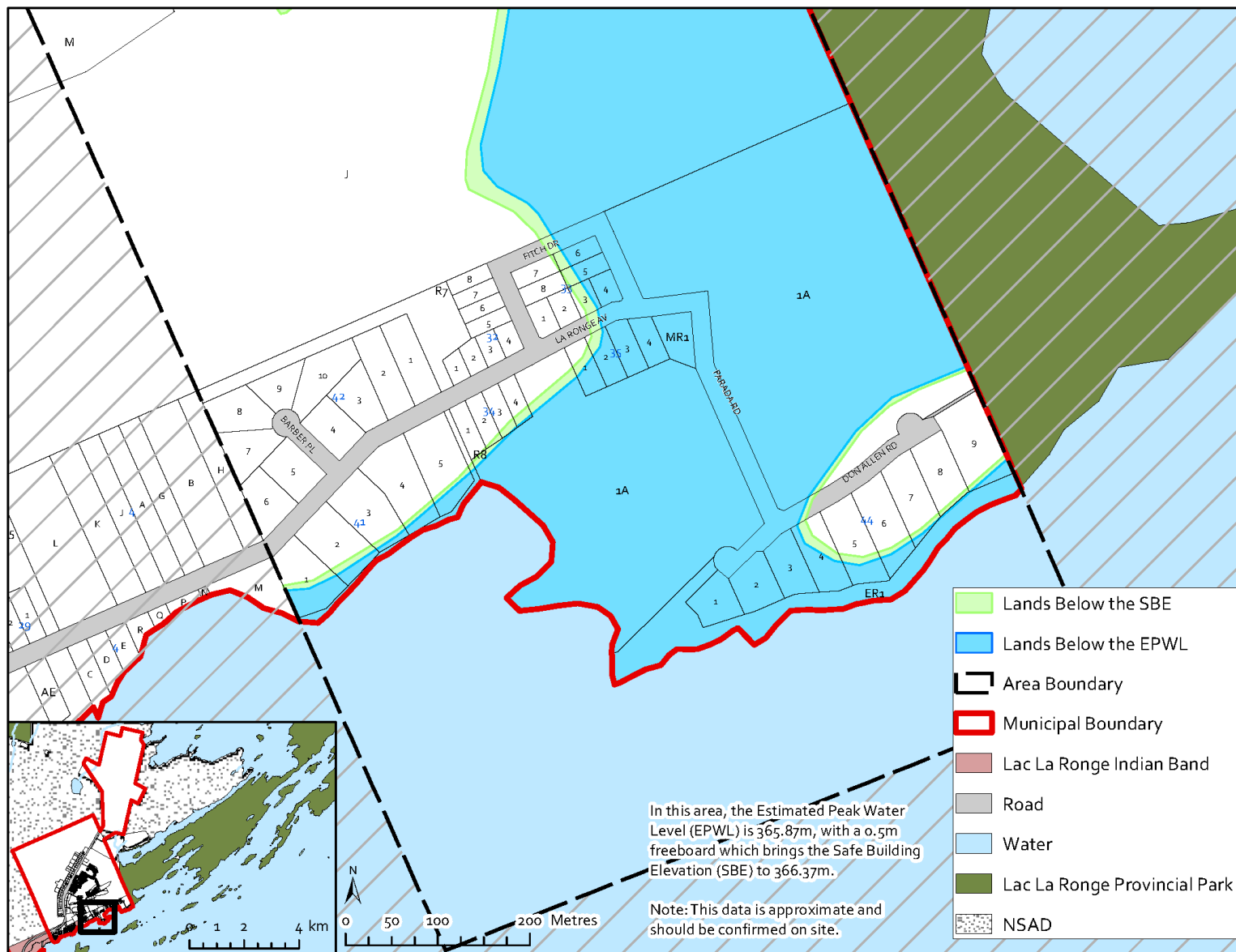


Figure 22: La Ronge Flood Map



4.13.3 All development on land located below the SBE must be protected from flooding through one or more of the following:

- a) Pilings or Raised Floor: the base of the development must be built to the SBE through the use of pilings or a raised floor design. All plans for development shall be certified by a Professional Engineer or Architect.
- b) Fill, Compaction, and Grading which results in a finished elevation equal to or greater than the SBE, providing:
 - i. fill, compaction and grading will require the submission of a surface drainage plan; and
 - ii. fill work greater than 1 metre in depth will require compaction, grading and surface drainage design to be prepared and overseen by a qualified professional.
- c) Flood Proofing:
 - i. the basement shall be designed to withstand any forces generated by flood water up to and including the level of the SBE;
 - ii. plumbing outlets may be permitted in basements below the SBE provided they contain an automatic shut-off valve approved by the Plumbing Inspector;
 - iii. electrical outlets may be permitted in basements below the SBE provided they contain an independent switch for each outlet. The main switch box, heating units and air conditioning units shall be located above the SBE;
 - iv. foundations and walls of any building or structure shall be adequately flood proofed to the SBE; and
 - v. All plans for development shall be certified by a Professional Engineer or Architect.

4.13.4 Council may require that before a Development Permit be issued on hazard lands, the applicant submit a report prepared by a professional competent to assess the suitability of the site for a development described in subclause 4.13.1b, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:

- a. the potential for slope instability; and
- b. the required mitigation measures for construction in slopes.

4.13.5 Where a proposed development is located on land containing hazardous materials, Council will require the applicant to:

- a. submit a report, where applicable, by a qualified professional showing that the contamination does not pose a risk to the health of users; and
- b. provide a list of the hazardous materials on site, how and where they will be stored, and how the materials will be disposed of.

4.14 Height Bonusing

4.14.1 In the C₃ – Shoreline Commercial District, height bonusing is permitted to achieve a building height greater than 12m in exchange for a walkway to the shoreline, with the amount of bonus received based on the following table:

Width of Site	Walkway width requirement to increase maximum building height to between 12.01 m-15.30 m	Walkway width requirement to increase maximum building height to between 15.31 m - 18.3 m
15 m – 20 m	1.5 m	2 m
20.1 m – 30 m	2.5 m	3 m
30.1m – 40 m	3.5 m	4 m
Greater than 40 m	4.5 m	5 m

4.14.2 Required setbacks distance is measured from the edge of the walkway, not the edge of the property.

4.14.3 The location of the walkway is to be located on the side of the property that is of greater benefit to the community, as determined by council.

4.14.4 All costs associated with the survey of the walkway will be the responsibility of the developer and walkway title will be transferred to the Town.

4.14.5 All costs associated with the development of the walkway are to be borne by the developer.

4.14.6 All new walkways will be dedicated as Municipal Reserve with Information Services Corporation.

4.15 Home-Based Business

4.15.1 Home-based businesses, where permitted in a Zoning District, are subject to the following:

- a. home-based businesses are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour which would be disruptive to any surrounding residential uses;
- b. home-based businesses shall not result in undue traffic or parking requirements in the residential area;
- c. home-based business shall not require the provision or installation of special utilities or equipment not customarily found in dwelling units;
- d. the operator of the home-based business is a resident of the dwelling unit and only one part-time employee, who is not a resident of the dwelling unit, may be employed at any one time;
- e. articles offered for sale must be produced, packaged or stored within the dwelling unit or the accessory building;
- f. home-based businesses shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than permitted signs;
- g. home-based businesses shall be conducted and contained entirely within the dwelling unit or accessory building not in both; and
- h. no home-based business shall occupy more than a maximum of 25% of the gross building floor area of the principal building and the area used for retail sales shall not exceed 10% of the floor area of the building.

4.15.2 The application to operate a home-based business shall be made to the Development Officer, through the use of *Form B: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

4.15.3 A home-based business that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this bylaw and is subject to the provisions of subsection 3.16 Offences and Penalties.

4.16 Homes

4.16.1 General regulations for community residential homes, personal care homes, residential service homes and special-care homes:

- a. all homes must be licensed and approved under provincial statutes;
- b. any changes resulting in the increase in the area devoted to any home or alterations or additions to the structure used as any home shall require a new Development Permit in the case of a discretionary use; and
- c. all homes must be inspected and approved by a Fire or Building Inspector to ensure compliance with the National Building Code of Canada or equivalencies, and are subject to re-inspection at any reasonable time thereafter.

4.16.2 Community Residential Homes, where listed as permitted or discretionary within a district, are also subject to the following:

- a. are not permitted within 250m of a residential zoning;
- b. required parking spaces shall not be located in a required front yard;
- c. appropriate measures are provided for the security and safety of clients; and
- d. no building or structure shall be used for the purpose of keeping boarders or lodgers.

4.16.3 Personal Care Homes, where listed as permitted or discretionary within a district, are also subject to the following:

- a. the operator of the Personal Care Home shall be a permanent resident of the dwelling;
- b. the operator shall ensure that adequate supervision and care is available at the home at all times;
- c. in approving a Personal Care Home, Council may specify the maximum number of clients that may be cared for in a Personal Care Home but in no case shall the number exceed 10 persons;
- d. the structures shall be suitable and comfortable for the proposed development, and provide for the appropriate level of supervision;
- e. the Personal Care Home shall maintain the single detached residential character of the property consistent with the neighbourhood;

- f. the Personal Care Home shall meet all of the regulations for a single detached dwelling as prescribed for the district in which it is located; and
- g. 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.

4.16.4 Residential Service Homes, where listed as permitted or discretionary within a district, are also subject to the following:

- a. required parking spaces shall not be located in a required front yard;
- b. appropriate measures shall provide for the security and safety of clients; and
- c. no building or structure shall be used for the purpose of keeping boarders or lodgers.

4.16.5 Special-care Homes, where listed as permitted or discretionary within a district, are also subject to the following:

- a. the Special-care Home shall maintain the single detached residential character of the property consistent with the neighbourhood;
- b. a Special-care Home shall meet all of the regulations for a single detached dwelling as prescribed for the district in which it is located; and
- c. a maximum of two Special-care Homes will be allowed in a block.

4.17 Landscaping, Screening and Buffering

4.17.1 Subject to clause 4.17.7 existing trees shall not be cut, damaged or otherwise destroyed within portions of property to be used for required open space, setback or buffer requirements of the Zoning Bylaw, with the exception of required access to the site.

4.17.2 Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.

4.17.3 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.

4.17.4 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.

4.17.5 Trees planted for landscaping or reclamation purposes must conform to the following minimum standards for increased chances of survival in the community's climatic conditions:

- α. minimum tree sizes:
 - i. deciduous - 50 mm (0.164 ft) caliper diameter
 - ii. coniferous - 2 m (6.6 ft) height
 - iii. shrubs - 600 mm (1.969 ft) spread or height

4.17.6 Once utilities are connected and grading is complete, the vegetation shall be planted.

4.17.7 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 reason of disease, infestation, or danger of falling.

4.17.8 Nothing in this section shall prevent the application of good practices for protection of dwellings from wildfire in accordance with FireSmart or other accepted fire protection systems.

4.17.9 Within the RP - Recreation and Park District the cutting or removal of live trees may take place, only upon the approval of the Development Officer, for the purposes of constructing authorized public works, authorized hiking trails and other structures or for the purpose of public safety.

4.17.10 In every Residential District the following requirements apply:

- α. All yards, visible from a public roadway, other than a lane, shall be seeded or sodded within 24 months of the occupancy of the development at the expense of the title holder. Alternate forms of landscaping including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.

4.17.11 In every Commercial and Industrial District, the following requirements apply:

- α. all areas of the lot not used for a building, working, parking or loading are to be landscaped at the cost of the titled owner;

- b. existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development; where practical, vegetation will be relocated on site;
- c. where feasible, in the C1-General Commercial and C3-Shoreline Commercial Districts, an area at least 1.5 m (5 ft) along arterial and collector streets is to be landscaped with trees, shrubs, or fencing, and grass or decorative ground cover; and
- d. a landscaping plan is to be submitted along with the application for a Development Permit showing:
 - i. site grading and levelling;
 - ii. location of existing and proposed vegetation, including any proposed to be removed; and
 - iii. location of proposed hard landscaping such as walls, walks, fences, and curbs.

4.17.12 In the C2-Highway Commercial and every Industrial District, the following requirements apply:

- a. the minimum number of trees to be established will be determined based on a rate of one tree per 4 linear metres of frontage and one tree per 6 linear metres of flankage.
- b. at the discretion of Council shrubs may be planted in lieu of trees at the ratio of 10 shrubs per tree.
- c. trees should be planted in a straight line, as appropriate, at regular intervals not less than one metre from the front or side property lines.

4.17.13 The applicant may apply to Council for regulation relaxation in areas where compliance is impractical.

4.18 **Marinas and Float Plane Docks**

4.18.1 All marinas and float plane docks are subject to the following development standards:

- a. there shall be no discharge of water and/or contaminants into water from boat maintenance or hull cleaning within the marina;
- b. dock and marina structures shall be maintained in a structurally sound and safe condition at all times;
- c. there shall be no discharge of sewage or solid wastes into the water body; and

- d. the applicant shall supply to the Council a plan which includes as a minimum:
 - i. a description of operations, facilities and maintenance;
 - ii. an oil or gas spill plan; and
 - iii. a waste disposal and litter management plan.

4.18.2 All applications shall include approvals, where applicable, from federal and provincial agencies charged with the protection and conservation of shorelines and water bodies.

4.18.3 Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.

4.18.4 Fuel storage shall not be located in the most recently determined flood risk areas identified by the appropriate provincial authority, and comply with all provincial fuel storage regulations.

4.18.5 Where dedicated lands are leased, operations shall not unduly restrict public access to the lakeshore.

4.19 Mixed Use Development

4.19.1 Where listed as permitted or discretionary within a district, multiple uses may be permitted on a single lot or parcel or within a single building, provided:

- a. each use is an allowed use in that District;
- b. each use has a separate main entrance;
- c. setbacks and yard requirements are met for each use; and
- d. each use is separated from the adjoining uses by a fire resistant wall.

4.19.2 Mixed use development will be considered discretionary and require Council approval to ensure compatibility, and are held to the following criteria:

- a. must not be a conflicting use with other uses in the building;
- b. in cases where the entrance to the use is not directly outside, accessibility must be deemed adequate to the use; and
- c. parking is provided on-site.

4.19.3 Where mixed use developments contain dwellings:

- a. commercial uses may not include service stations and gas bars, commercial parking lots, light industry and general industry;
- b. where the gross floor area of the residential component of the development exceeds 50% of the total gross floor area of the building:
 - i. the residential component shall have a common entrance or individual entrances separate from the commercial use or uses;
 - ii. residential units may not be located on the ground floor or below grade;
 - iii. commercial uses will comprise a minimum of 20% of the development's gross floor area, excluding parking lots; and
 - iv. there shall be no commercial development on a higher floor than the lowest residential unit.
- c. where the gross floor area of the residential component comprises less than 50% of the total gross floor area of the building:
 - i. the residential component shall have a common entrance or individual entrances separate from the commercial use or uses; and
 - ii. there shall be no commercial development on a higher floor than the lowest residential unit.

4.20 **Mobile Home Courts**

4.20.1 Mobile Home courts require:

- a. a site plan showing the location of all lots and stands, the location of the required recreation area, and a drainage plan for the entire site.
- b. all areas of the lot not used for a building, working, parking or loading are to be landscaped;
- c. existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development; where practical, vegetation will be relocated on site;
- d. an area at least 1.5 m (5 ft) along arterial and collector streets is to be landscaped with trees, shrubs, or fencing, and grass or decorative ground cover; and
- e. a landscaping plan is to be submitted along with the application for a Development Permit showing:

- i. site grading and levelling;
- ii. location of existing and proposed vegetation, including any proposed to be removed; and
- iii. location of proposed hard landscaping such as walls, walks, fences, and curbs.

4.20.2 Each mobile home space in a mobile home court shall:

- a. abut an internal road and have a driveway with a minimum width of 4.5 m (14.7 ft);
- b. be clearly defined on the ground by permanent markers and permanently addressed with a number;
- c. have a minimum area of 240 m² (2583 ft²) with a minimum mean width of 9 m (29.5 ft); and
- d. be provided with a mobile home stand upon which a mobile home may be suitably installed, and each stand shall be located:
 - i. a minimum of 5 m (16.4 ft) from any adjacent mobile home stand;
 - ii. a minimum of 6 m (19.6 ft) from any court boundary;
 - iii. a minimum of 3 m (9.8 ft) from any internal road; and
 - iv. a minimum of 15 m (49.2 ft) from any mobile home stand or permanent court structure located on the opposite side of a court street.

4.20.3 A minimum of 10 percent of the total area of a mobile home court shall be provided in a suitable location for the recreational use and the enjoyment of the court occupants.

4.20.4 A mobile home court shall be provided with adequate internal roadways, street lighting and other utility services to the satisfaction of the Development Officer.

4.21 **Modular Homes and Mobile Homes**

4.21.1 Wherever a single detached dwelling is allowed in any district, it may be in the form of a modular home or ready-to-move home.

4.21.2 Modular Homes

- a. are permitted in any district where a single detached dwelling is permitted;
- b. shall be attached to a permanent foundation;
- c. shall include engineered floor trusses, 2" x 6" exterior walls, 8' ceilings and primed and painted drywall;

- d. shall ensure that basement wall and grade beam support shall be attached to the perimeter of the building;
- e. shall ensure that structural additions to a modular home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home; and
- f. must be certified by the manufacturer that it complies with the Canadian Standards Association CSA-A277.

4.21.3 Mobile Homes

- a. shall either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy;
- b. shall ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding shall be vertically installed between the underside of the mobile home and the ground; and
- c. must be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards.

4.21.4 Ready-to-Move Homes

- a. are permitted in any district where a single detached dwelling is permitted; and
- b. shall be attached to a permanent foundation or basement.

4.22 Off-Street Parking Regulations

4.22.1 General Regulations:

- a. when any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on-site or by an alternate arrangement with Council;
- b. no person within any district shall erect, enlarge, substantially alter, or extend any building permitted under this bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with the development; and
- c. any conforming or legal non-conforming building or use which is in existence on the effective date of this bylaw, that is damaged to the extent of 75% or more of its value above the foundation to rebuild that is reconstructed, repaired or re-

established, shall provide off-street parking and loading facilities in accordance with this bylaw.

4.22.2 Off-Street Parking:

- a. off-street parking shall be provided in accordance with Table 1 – Parking Schedule and associated regulations. Except where specifically noted, all floor areas represent gross floor areas;
- b. required off-street parking spaces in all Commercial and Industrial Districts may be located on a separate site that is within a convenient walking distance to a maximum of 150 m (492.1 ft) of the principal building or use, provided such are located within a Commercial or Industrial District;
- c. in all Residential Districts, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located;
- d. where the side lot line of a property abuts a rear lot line, Council may require as a condition of development permit that a driveway not be constructed within the required side yard adjacent to a rear lot line, as shown in Figure 23: Side Yard Abutting a Rear Yard;
- e. each boat launch parking space shall be a minimum dimension of 3.0m (9.8ft) wide and 12m (39.4ft) long;
- f. each accessible parking space shall be a minimum dimension of 3.9m (12.8ft) wide by 5.65m (18.5ft) long;
- g. notwithstanding subclauses 4.22.2e and 4.22.2f each parking space shall be a minimum of 3 m (9.8 ft) wide by 5.65m (18.5ft) long. Parallel parking spaces must be a minimum of 6.5 m (21.3 ft) long;
- h. 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;
- i. where the calculation of the number of spaces results in a fractional space, the total shall be rounded up to the next whole space; and

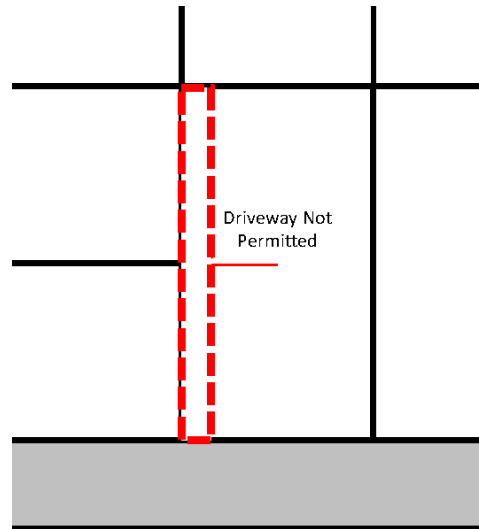


Figure 23: Side Yard Abutting a Rear Yard

- j. where the necessary off-street parking space is provided on a site that is separate from the principal use, an agreement between the Town and the owner of the site on which the parking is to be located shall be recorded in the Town office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purpose of off-street parking so long as the main use or building for which the parking is provided exists.

4.22.3 Cash-in-Lieu of Off Street Parking Requirements

- a. pursuant to section 61 of the PDA, Council may exempt a use from the requirement of providing parking facilities in the C1 – General Commercial District and C3 – Shoreline Commercial, where in lieu, the applicant pays to the municipality the sum of money calculated by multiplying the number of off-street parking spaces that would be required by \$1000.00;
- b. the municipality shall maintain a permanent record of all payments and shall hold all moneys received in a separate account that is required to be expended only for the acquisition, construction, operation or maintenance of parking facilities or the capital costs of a transit system;
- c. 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.
- d. 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; and
- e. all such sums of monies shall be paid to the Town prior to the issuance of a development and/or building permit.

4.22.4 Loading Space Requirements

- a. 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 the following:
 - i. loading spaces shall measure at least 2.4 m in width, and 8.4 m in depth;

- ii. operations with gross leasable floor area between 90 m² (968.7 ft²) and 1,300 m² (13,993.1 ft²) shall provide 1 loading stall;
- iii. operations with gross leasable floor area greater than 1,300 m² (13,993.2 ft²) shall provide 2 loading stalls; plus one additional space for each 6,500 m² over 1,300 m²; and
- iv. shall be located in the rear of an operation where possible, and screened to the satisfaction of Council where deemed necessary.

Table 1 – Parking Schedule

Use	Minimum Number of Parking Spaces Required
	<i>measurements to indicate gross floor area (GFA) of building</i>
Airport and Aviation Related Uses	as determined by the Airport Advisory Committee
Animal Hospital or Shelter	1 per 46 m ² (495 ft ²)
Artisan Shop	1 per 46 m ² (495 ft ²)
Auction Market	1 per 46 m ² (495 ft ²)
Automotive and Equipment Repair Shop	1 per 56 m ² (603 ft ²) plus 3 per repair bay
Automotive and Recreation Vehicle Sales and Rentals	1 per 46 m ² (495 ft ²), or 3 per repair bay plus 2 per fuel pump, whichever is greater
Automotive Wrecker	3 or greater as deemed necessary by council
Bed and Breakfast Operation	1 plus 1 per guest room
Beverage Room	1 per 10 patron seats provided
Boat Launch	5 or greater as deemed necessary by council
Business or Service Organization	1 per 46 m ² (495 ft ²)
Car Wash	1 per 46 m ² (495 ft ²)
Caretaker's Unit	1 per unit
Cemetery	1 per 46 m ² (495 ft ²)
Club	1 per 46 m ² (495 ft ²), or 1 per 20 patron seats provided, whichever is greater
Commercial Entertainment Establishment	1 per 10 patron seats provided, or 1 per 10 m ² (108 ft ²), whichever is greater
Commercial Service	1 per 46 m ² (495 ft ²)
Community Facility	1 per 5 seats provided, or 1 per 10 m ² (108 ft ²), whichever is greater
Community Garden	2
Contractor Service	1 per 46 m ² (495 ft ²)
Crematorium	1 per 46 m ² (495 ft ²)
Cultural Institution	1 per 46 m ² (495 ft ²), or 1 per 20 patron seats provided, whichever is greater
Day Care Centre	1 per 46 m ² (495 ft ²)
Dwelling at or above Grade Dwelling Group Dwelling, Duplex Dwelling, Multiple Unit Dwelling, Semi-Detached Dwelling, Single Detached Dwelling, Townhouse	1 per dwelling unit

Use	Minimum Number of Parking Spaces Required
Education Services	offices - 1 per 30 m ² (323 ft ²) elementary - 1 per 46 m ² (495 ft ²) all else - 1 per 20 m ² (215 ft ²)
Equipment Rental	1 per 56 m ² (603 ft ²)
Fish Plant	1 per 90 m ² (969 ft ²)
Fitness Trail	2
Fleet Services (General or Light)	1 per 30 m ² (323 ft ²)
Float Plane Dock	2 or greater as deemed necessary by council
Government Services	1 per 46 m ² (495 ft ²)
Greenhouse Operations, Market Gardens, Plant Nurseries	1 per 46 m ² (495 ft ²)
Hazardous Material Collection Site	3 or greater as deemed necessary by council
Health Services	1 per 30 m ² (323 ft ²)
Home, Community Residential Home, Personal Care Home, Residential Service Home, Special-care	1 per 46 m ² (495 ft ²)
Hotel	1 per guest room
Indoor Recreation Facilities	1 per 10 m ² (108 ft ²)
Industry (General or Light)	1 per 90 m ² (969 ft ²) or greater as deemed necessary by council
Kennel	1 per 56 m ² (603 ft ²)
Marina	1 per 4 slips
Medical Treatment Facility	1.5 per patient bed
Mixed Use Development	combined total of all uses or as deemed necessary by council
Mobile Home	1 per dwelling unit
Mobile Home Court	1.25 per dwelling unit
Motel	1 per guest room
Neighbourhood Recreation Services	5 or greater as deemed necessary by council
Neighbourhood Retail Store	1 per 30 m ² (323 ft ²)
Newspaper Office or Publishing Operation	1 per 46 m ² (495 ft ²)
Night Club	1 per 30 m ² (323 ft ²)
Offices	1 per 46 m ² (495 ft ²)
Outdoor Recreation Services	5 or greater as deemed necessary by council
Personal Service Shop	1 per 30 m ² (323 ft ²)
Radio, Television and Communication Facility	1 per 46 m ² (495 ft ²)
Religious Assembly	1 per 10 seats provided plus 1 per accessory dwelling unit

Use	Minimum Number of Parking Spaces Required
Resource Management Facilities	1 per 46 m ² (495 ft ²) or greater as deemed necessary by council
Restaurant	1 per 46 m ² (495 ft ²), or 1 per 5 patron seats provided, whichever is greater
Retail Stores	1 per 46 m ² (495 ft ²)
Rooming and Boarding House	0.5 per rentable room
Salvage Yard	3 or greater as deemed necessary by council
Service or Repair Shop	1 per 46 m ² (495 ft ²)
Service Stations and Gas Bars	1 per 46 m ² (495 ft ²), or 3 per repair bay plus 2 per fuel pump, whichever is greater
Specialty Food Service	1 per 46 m ² (495 ft ²), or 1 per 5 patron seats provided, whichever is greater
Storage Facilities	3
Suites, Garage Suites, Garden Suites, Secondary	1 per dwelling unit
Tourist Camp	1.25 per rental cabin plus 1 for the principal building
Training Facilities	1 per 20 m ² (215 ft ²)
Undertaking Establishment	1 per 4 seats provided, or 1 per 10 m ² (108 ft ²) of assembly space, whichever is greater
Warehouse	1 per 90 m ² (969 ft ²)
Warehouse Sales	1 per 46 m ² (495 ft ²)
Where applicable, any use not specifically mentioned	1 per 46 m ² (495 ft ²) of floor area

4.23 One Principal Building or Use Permitted on a Site

4.23.1 Not more than one principal building or use shall be permitted on any one site except for:

- a. dwelling groups
- b. education services
- c. indoor recreation facilities
- d. mixed-use developments
- e. mobile home courts
- f. motels
- g. municipal facilities
- h. outdoor recreation services

- i. protective and emergency services
- j. public utility
- k. special-care homes
- l. storage facilities

4.23.2 All buildings must adhere to the setback requirements for the site, as well as the required building separation as stipulated in the National Fire Code of Canada.

4.24 Permitted Yard Encroachments

4.24.1 Unless otherwise specified in this bylaw, the following projections in yards shall be permitted:

- a. In all required yards:
 - i. bay windows, bow window, chimneys, gutters, eaves, window sills, canopies, fire escapes, and similar non-structural alterations may project a distance of 0.6 m (2 ft) from the building, but no closer than 0.5 m (1.6 ft) to the lot line;
 - ii. light fixtures and lamp posts;
 - iii. uncovered driveways, subject to subclause 4.22.2d;
 - iv. trees, shrubs, trellises or flag poles, provided these fixtures do not extend into or over public land; and
 - v. wheel chair ramps.
- b. In required rear yards:
 - i. unenclosed patios, decks, cantilevered balconies, porches and sidewalks not more than 0.4 m (1.3 ft) above grade level, as measured at the bottom outside edge of the structure;
 - ii. steps 1.6 m (5.2 ft) or less above grade level, as measured at the highest point of the steps, which are necessary for access to a permitted building or for access to a site from the street or lane; and
 - iii. accessory buildings, subject to all other requirements of this Bylaw.
- c. In required side yards:
 - i. accessory buildings, subject to all other requirements of this Bylaw

4.24.2 No projections shall be any closer than 0.15 m (0.5 ft) to any lot line.

4.25 Portable Garages and Shelters

4.25.1 All portable garages and shelters are subject to subsection 4.1 Accessory Uses and Buildings and shall conform to the following regulations:

- a. the shape and size of the lot is adequate to accommodate the proposed portable garage or shelter;
- b. the approval of the proposal will not negatively impact surrounding uses;
- c. portable garages and shelters are adequately anchored; and
- d. the portable garage or shelter is not to be electrically wired or heated.

4.25.2 Portable garages and shelters are prohibited in the CS - Community Service District, and the RP - Recreation and Park District. Table 2 – Portable Garage and Shelter Size applies to all other districts.

Table 2 – Portable Garage and Shelter Size

District	Maximum Overall Height	Maximum Size
Residential Districts Commercial Districts Future Development District	4.5 m (14.8 ft)	27 m ² (290.6 ft ²)
Industrial Districts	6.4 m (21 ft)	66.9 m ² (720.1 ft ²)

4.26 Public Utilities, Public Works and Facilities of the Municipality

4.26.1 Public works and municipal facilities, except solid and liquid waste disposal sites, shall be permitted uses in every Zoning District; and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.

4.26.2 Solid and liquid waste disposal sites are permitted in the FD – Future Development district, and must be located at least 457 m from any residential site.

4.27 Rooming and Boarding Houses

4.27.1 Operation of rooming and boarding houses shall be permitted only in single detached dwellings:

- a. the minimum floor area of a room used for sleeping accommodation shall be 5.5 m² (59.2 ft²);
- b. no sign advertising the existence of the house or the availability of a room shall be displayed;
- c. no cooking equipment shall be used in a room that is used for sleeping accommodation;
- d. toilet facilities and a common cooking area shall be provided and easily available to occupants of the house; and
- e. no more than 8 persons may occupy a rooming and boarding house at any time.

4.28 Secondary Suites

4.28.1 Secondary suites shall be permitted only in single detached dwelling forms of development.

4.28.2 A maximum of one secondary suite is permitted on a site.

4.28.3 Secondary suites must have a separate entrance than the single detached dwelling, either directly outside, or from a common area with lockable doors to both the suite and the primary dwelling.

4.28.4 Council may require the provision of one off-street parking space associated with the secondary suite as a condition of approval for a development permit.

4.28.5 Secondary suites are not permitted within the 1:500 flood hazard area.

4.28.6 Construction of a secondary suite must meet all requirements of the National Building Code of Canada including but not limited to those requirements for dwelling units below grade, ventilation, and points of ingress and egress.

4.28.7 Secondary Suites require a Development Permit prior to construction, and are obtained through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

4.29 Service Station and Gas Bars

4.29.1 Service stations and gas bars, where permitted in a Zoning District, shall be subject to the following development standards:

- a. fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 m (19.7 ft) from any street or other property boundary;
- b. all automotive parts, dismantled vehicles and similar articles shall be store within a building or be screened to the satisfaction of Council;
- c. all business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator;
- d. the Development Officer may specify in the issuing of a Development Permit as a special condition of the Development Permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting street and lanes;
- e. the arrangement of the proposed structure on the site shall be designed to reduce conflict with adjoining uses;
- f. where service stations and gas bars occupy a corner site, only one access point shall be located on the flanking street;
- g. access to parking for fuel dispensing apparatus shall not obstruct access to the lot, or other required off-street parking spaces on the lot;
- h. 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; and
- i. the storage of fuel shall meet all provincial regulations.

4.29.2 Where there is a gas bar, council will require a performance bond from the applicant to ensure acceptable remediation of the site.

4.30 Shipping Containers

4.30.1 With the exceptions of shipping containers in transit as per clause 4.30.2 and shipping containers used in Storage Facilities as per clause 4.30.3, and shipping containers as a Temporary Use as per 4.34.3, all other shipping containers will be considered an Accessory Use for the purpose of this Zoning Bylaw and require a Development Permit

prior to construction or placement. Development Permits for shipping containers are obtained through the use of *Form A: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

4.30.2 Shipping containers in transit:

- a. are only allowed in the Industrial Districts, AP – Airport District or FD – Future Development District;
- b. do not require a building permit;
- c. must not be on a site for more than 30 days; and
- d. must not be used for storage.

4.30.3 Where storage facilities are listed uses in a district, the principal buildings may be in the form of shipping containers. Where Storage Facilities contain shipping containers as the principal building, the following shall apply:

- a. no other use is permitted on that site;
- b. all shipping containers shall meet the requirements of the National Building Code of Canada for snow weight capacity;
- c. shipping containers shall be placed on a hard packed level surface and any bottom drainage holes shall be secured against the environment and rodents;
- d. no shipping container will be used for the storage of garbage or other refuse;
- e. no shipping container will be used for the storage of hazardous materials;
- f. multiple shipping containers may be used on site; and
- g. shipping containers must meet the requirements of the National Fire Code of Canada.

4.30.4 All shipping containers not included in clauses 4.30.2 and 4.30.3 are subject to subsection 4.1 Accessory Uses and Buildings and must conform to the following:

- a. shall meet the requirements of the National Building Code of Canada for snow weight capacity;
- b. are permitted only in the rear yard;
- c. shall not be used as a dwelling;
- d. shall not be used for the storage of garbage or other refuse;
- e. are prohibited in the RP – Recreation and Park, any Residential, any Commercial, and the CS – Community Service; and

- f. in the FD – Future Development, AP – Airport, M1 – Light Industrial and M2 – General Industrial Districts, shipping containers shall not exceed a maximum floor area of 30 m² (323 ft²) and shall not exceed the floor area dimensions of 12 m x 2.44 m (40 ft x 8 ft).

4.31 Shoreline Development

4.31.1 Council consideration of shoreline development (see Figure 24: Shoreline Development) proposals will include:

- a. known estimated peak water levels;
- b. identification of vulnerable areas;
- c. impact on aquatic life and habitat;
- d. impact on groundwater and surface drainage; and
- e. plans for preservation and restoration of the natural shoreline.

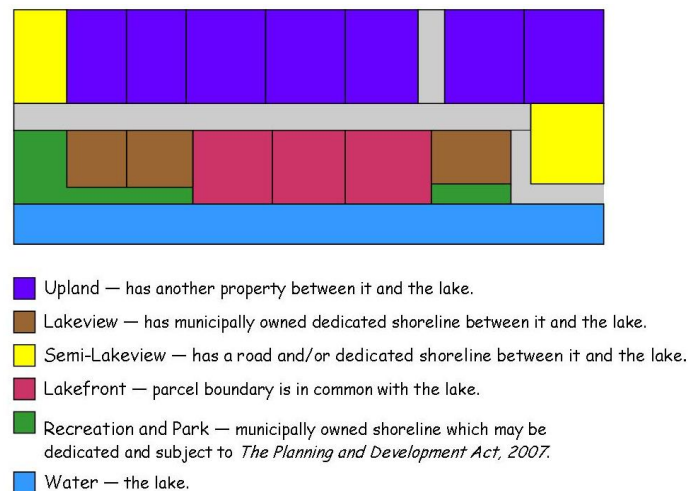


Figure 24: Shoreline Development

4.31.2 All applications shall include approvals, where applicable, from federal and provincial agencies charged with the protection and conservation of shorelines and water bodies.

4.31.3 Boathouses are prohibited in every district.

4.31.4 In any district where a boat dock is permitted, a boat lift shall also be permitted.

4.31.5 Docks shall not have a roof or covered structure.

4.31.6 All requirements of the PDA and *Dedicated Lands Regulations* shall apply on dedicated shoreline parcels.

4.31.7 In the RP - Recreation and Park District:

- a. one floating dock is permitted per adjacent lakeview lot (see Figure 24: Shoreline Development), located a distance of less than 50 m (164 ft) from the rear lot line to the bank of the lake;

- b. all shoreline developments shall be temporary;
- c. community stairs or walkways to provide public access to a waterway are permitted; and
- d. developments on dedicated lands, pursuant to the PDA, will remain accessible to the general public.

4.31.8 In any Commercial District:

- a. storage of hazardous or explosive materials will comply with all applicable legislation;
- b. marina construction and maintenance will comply with all applicable legislation and all requirements of this bylaw;
- c. no hard landscaping or gravel is allowed within 3 m (10 ft) of the bank of the lake unless berms or ground cover are put in place to prevent erosion or runoff into the lake; and
- d. 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.

4.31.9 Private docks are prohibited in the FD - Future Development District.

4.32 **Sight Triangles**

4.32.1 Subject to clause 4.32.2, the following uses are prohibited in a sight triangle:

- a. a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b. a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m (3.3 ft) in height above the elevation of the centre lines of abutting streets; and
- c. parking.

4.32.2 The following are permitted in any sight triangle:

- a. government signage and government sign posts;
- b. fire hydrants, benches and traffic control devices; and
- c. utility poles and one utility transmission or control device.

4.32.3 Sight triangles will apply in all Zoning Districts.

4.33 Signs

4.33.1 General Purpose Sign Regulations

- a. all signs shall be located within the limits of the site on which they are located and shall not project over the lot lines;
- b. signs shall be located a minimum distance of 1 m (3.3 ft) from any lot line;
- c. signs shall not be located in sight triangles in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety;
- d. signs shall not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features;
- e. flashing signs are prohibited in all districts;
- f. all signs shall be kept in a safe, tidy and legible condition;
- g. signs advertising businesses no longer in operation shall be removed;
- h. real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant;
- i. converted vehicle and trailer signs are prohibited;
- j. prior to issuing a permit for a free standing, projecting or roof sign, the Development Officer may require a professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and bylaws; and
- k. Council may direct and order the removal of a sign, which contravenes this bylaw, or is in an unsafe or dilapidated condition.

4.33.2 An application for a Development Permit for a sign shall be made to the Development Officer, through the use of *Form B: Town of La Ronge Development Permit Application* as adopted by resolution of Council.

4.33.3 Signs not requiring a Sign Permit

- a. subject to clause 4.33.1:
 - i. government signs;
 - ii. memorial signs having less than 1.5 m² (16.2 ft²) of surface area;
 - iii. no trespassing, hunting restriction, and similar signs having less than 1 m² (10.8 ft²) of surface area;

- iv. real estate signs advertising the sale, lease, or rental of the property on which it is located and related information with a maximum sign facial area of 1.5 m² (16.2 ft²);
- v. safety signs bearing no advertising information having less than 1.5 m² (16.2 ft²) of surface area;
- vi. identification signs containing no advertising information having less than 1.5 m² (16.2 ft²) of surface area;
- vii. election signs during the period of an election campaign, subject to municipal regulations and having less than 1.5 m² (16.2 ft²) of surface area;
- viii. signs located inside a building window, less than 0.5 m² (5.4 ft²) in area;
- ix. signs visible only from the interior of a building;
- x. construction signs, located on the site of the construction to which they refer having less than 1.5 m² (16.2 ft²) of surface area;
- xi. signs required to be posted and maintained by any Municipal Bylaw or Federal or Provincial statute or regulations;
- xii. directional signs having a maximum sign facial area of 1 m² (10.8 ft²); and
- xiii. banner, murals or works of art which contain no advertising and are temporarily erected.

4.33.4 Signs in any Residential District and the CS - Community Service Districts

- a. one wall sign is permitted for a dwelling having a maximum sign facial area as follows:
 - i. multi-unit or townhouse dwellings - 1 m² (10.8 ft²); and
 - ii. all other dwellings - 0.5 m² (5.4 ft²).
- b. one additional sign for multi-unit and townhouse dwellings may be erected as follows:
 - i. a free-standing sign having a maximum sign facial area of 2.5 m² (26.9 ft²) in area; or
 - ii. an awning sign providing a minimum clearance of 2.5 m (8.2 ft) between the bottom of the canopy and sidewalk or ground.
- c. free-standing signs shall be located at least 3 m (9.8 ft) from any lot line; and
- d. non-residential uses in any Residential District shall be subject to sign regulations for multi-unit and townhouses dwellings.

4.33.5 In any Commercial or Industrial District, the AP – Airport District, or the FD – Future Development District

- a. advertising signs may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- b. 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;
- c. illuminated signs shall not emit flashing lights;
- d. all signs shall provide a minimum clearance of 2.5 m (8.2 ft) between the bottom of the sign and the street or sidewalk;
- e. portable signs:
 - i. except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, lane, or sidewalk;
 - ii. a portable sign shall not be located or erected for a period greater than 14 days;
 - iii. the maximum height shall not exceed the height of the principal building; and
 - iv. the maximum sign facial area shall not exceed 1.2 m² (12.9 ft²) for A-Board signs and 3 m² (32.3 ft²) for all other portable signs.
- f. free-standing signs:
 - i. one free-standing sign may be permitted per site, a second free-standing sign may be permitted at the Councils discretion on commercial properties if a minimum 30 m (98.4 ft) separation from any other freestanding sign on the same site is provided;
 - ii. the maximum height shall not exceed 9.15 m (30 ft);
 - iii. the maximum sign facial area shall not exceed 14 m² (150.7 ft²); and
 - iv. a minimum of 30 m (98.4 ft) separation from any other sign along the same street unless otherwise approved by Council.
- g. wall signs:
 - i. the sign may not exceed 20% of the area of the face of the building to which the sign is attached or 14 m² (150.7 ft²) whichever is less, unless otherwise approved by Council; and
 - ii. the sign does not project more than 1 m (3.3 ft) above the roof or marquee.
- h. Notwithstanding the above, all signs in the AP – Airport District shall:

- i. Conform with Transport Canada regulations and obtain authorization or permits, where applicable;
- ii. Require approval of the Airport Manager

4.33.6 Billboard Signs

- a. are subject to municipal bylaw and regulation;
- b. are prohibited in all Residential Districts, the CS - Community Service, C₃ – Shoreline Commercial, and the RP - Recreation and Park Districts;
- c. facial area and height regulations shall be as follows:
 - i. maximum single sign facial area - 30 m² (322.9 ft²);
 - ii. maximum total sign facial area - 60 m² (645.8 ft²);
 - iii. maximum number of faces - 2;
 - iv. double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction; and
 - v. maximum height above grade - 6 m (19.7 ft).
- d. shall not have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary;
- e. shall not be located in a required front yard;
- f. shall not obscure local business signs;
- g. shall not seriously detract from the appearance of an entry or key corridors to and through the Town;
- h. shall be separated by at least 100 m (328.1 ft) from any Residential District;
- i. 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; and
- j. Council may limit the validity of the approval to a maximum of five years.

4.33.7 Town Sign Corridor

- a. unless otherwise stated, signs in the town sign corridor are also subject to clause 4.33.6 Billboard Signs;
- b. maximum sign facial area per side is 2.5 m (8.2 ft) tall and 3.7 m (12.1 ft) wide;
- c. maximum height above grade is 3.7 m (12.1 ft);
- d. signs shall not be within the highways right-of-way;
- e. the Town Sign Corridor will be located only within Parcel 14 Plan AQ777;

- f. signs must be spaced at minimum 15m (49.2 ft) apart, and erected in a straight line parallel with Highway 2 and 102;
- g. sign spots are awarded subject to availability on a first come first serve basis;
- h. signs must be metal or backed with a minimum of 3/8" plywood;
- i. if only one face of the sign is to contain advertising, the other side of the sign must be finished with sheeting or paint;
- j. each business is only permitted one sign;
- k. sign permits are non-transferrable;
- l. the Town reserves the right of refusal as to what businesses are allowed to have signs in the Town Sign Corridor. Political, religious or offensive content will not be permitted;
- m. signs shall not advertise, promote or make reference to alcoholic beverages;
- n. upon approval of any sign, it will be the responsibility of the applicant to produce their own sign;
- o. finished signs must be ready for installation, and the Town contacted regarding installation, within two months of the date of the approval of the application. Failure to do so will result in a forfeiture of the sign spot; and
- p. the Town reserves the right to direct that damaged and/or weathered signs be repaired or replaced at the sign owner's expense. Failure to repair / replace damaged or weathered signs within the specified timeframe will result in a forfeiture of the sign spot.

4.34 Temporary Uses

4.34.1 The application for a temporary use shall include the following:

- a. the date the use will start;
- b. the date by which all aspects of the use will be removed;
- c. the condition that the lot will be restored to; and
- d. the process of removal and restoration of the lot.

4.34.2 Temporary uses will be permitted where appropriate in prescribed zoning districts, at the discretion of Council.

4.34.3 Classification and maximum time limits are as follows:

Temporary Use	Maximum Time Limit	Permitted District
Carnival, Fair, Festival or Exhibition	2 weeks	RP – Recreation and Park CS – Community Service FD –Future Development
Work Camps	6 months	M1 – Light Industrial M2 – General Industrial AP - Airport
Emergency Facility for Disaster Relief	Council Discretion	All Districts
Fundraiser Car Wash	1 day	CS – Community Service All Commercial Districts
Food Vendor	4 months	RP – Recreation and Park CS – Community Service C1 – General Commercial C3 – Shoreline Commercial
Ice Cream Vendor	4 months	RP – Recreation and Park CS – Community Service All Residential Districts* C1 – General Commercial C3 – Shoreline Commercial
Tent / Truck Sale of Goods	2 weeks	All Commercial Districts
Farmer's Markets	1 month	RP – Recreation and Park FD –Future Development C2 – Highway Commercial
Music Concert	3 days	RP – Recreation and Park CS – Community Service FD –Future Development
Christmas Tree Sales	1 month	All Commercial Districts
Shipping Container to facilitate construction/development	6 months	All Districts
Temporary Shelter Services	8 months	R3 – Mixed Density Residential CS – Community Service C2 – Highway Commercial

		C ₃ – Shoreline Commercial M ₁ – Light Industrial
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*Only when mobile

4.34.4 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.

4.34.5 Temporary uses are permitted on sites with existing uses.

4.34.6 Once a temporary use permit has expired, 7 days must lapse before a new application permit can be issued for the same use on the same site.

4.34.7 Any buildings, placed on sites where a temporary use is permitted, must be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically permitted by Council.

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

4.34.9 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

4.34.10 The decision for a Temporary Use Permit shall be issued in writing, with all provisions, through the use of *Form C: Town of La Ronge Development Permit Notice of Decision* upon adoption by resolution of Council.

4.35 Tourist Camp

4.35.1 The applicant for a Development Permit for a tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and developments with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or cleaning of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.

4.35.2 Where a principal building is proposed on a site to be used for rental cabins, the subsequent rental buildings shall be subordinate to, and located on the same site as the principal building or use; all buildings must conform to the regulations of the district.

- 4.35.3 A tourist camp must provide a minimum site area of 150m² (1614.6 ft²) per rental cabin. Each rental cabin must be located a minimum of 9.14 m (30 ft) from any other rental cabin.
- 4.35.4 The space provided for roadways within a tourist camp shall be at least 7.5 m (24.6 ft) in width. No portion of any site, other use or structure shall be located in any roadway.
- 4.35.5 Each rental cabin lot shall have direct vehicular access to an internal roadway.
- 4.35.6 A tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings or parking.
- 4.35.7 Rental cabins shall be for the commercial purposes of temporary accommodation and be licensed under provincial regulation.
- 4.35.8 Gross floor area of rental cabins shall not be less than 35 m² (376.7 ft²), and not be more than 60 m² (645.84 ft²) excepting any proposed or existing principal building.
- 4.35.9 All rental cabins must meet the requirements of the *National Fire Code*.
- 4.35.10 Rental cabins shall not exceed the height limits provided for principal buildings in the Zoning District in which it is located.

4.36 Vehicle Storage

4.36.1 In any Residential District:

- a. outdoor storage of partially dismantled or inoperative motor vehicles is prohibited;
- b. only 1 unlicensed motor vehicle may be stored on a site;
- c. no septic haul trucks or school buses shall be parked or stored on a site;
- d. no commercial vehicle shall be parked or stored on a site other than the following:
 - i. a maximum of one commercial vehicle (not including septic haul trucks), not exceeding 4.4 tonne gross vehicle weight; and
 - ii. commercial vehicles required for construction, repair, servicing or maintenance on the site.
- e. a maximum of one recreation vehicle (RV) may be stored on a site with an existing, permanent dwelling. The recreation vehicle may be occupied subject to:

- i. it being for the exclusive use of non-paying short term guests of the occupant of the principal dwelling located on the same site;
- ii. it only being occupied when the principal dwelling is occupied; and
- iii. the period of occupation does not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the site for a period of 7 days.

4.37 Water Supply and Waste Disposal

- 4.37.1 Every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system, where available, at the owner's expense.
- 4.37.2 Where municipal sewer and water supply systems are not available, the owner shall be required to provide self-contained, on-site water and sanitary systems, approved by the Public Health Inspector.

5 ZONING DISTRICTS AND ZONING MAP

5.1 Classification of Zoning Districts

- 5.1.1 For the purpose of this bylaw, the Town of La Ronge is divided into the following Zoning Districts, the boundaries of which are shown in the *Town of La Ronge Zoning District Map* series. Such Districts may be referred to by the appropriate symbol, as shown in Table 3 – Zoning Districts.

Table 3 – Zoning Districts

District	Symbol
Recreation and Park	RP
Low Density Residential	R1
High Density Residential	R2
Mixed Density Residential	R3
Community Service	CS
General Commercial	C1
Highway Commercial	C2
Shoreline Commercial	C3
Light Industrial	M1
General Industrial	M2
Airport	AP
Future Development	FD

5.2 Contract Zone

- 5.2.1 The attachment of a “(c)” designator to any district symbol shown in the *Town of La Ronge Zoning District Map* series indicates that the site has been rezoned by contract, and that the provisions of the contract apply to developments on that site.

5.3 The Zoning District Map

- 5.3.1 The *Town of La Ronge Zoning District Map* series adopted by the Council and signed by the Mayor and Administrator under the seal of the Town, shall be declared to be an integral part of this Zoning Bylaw as if embodied therein.

5.4 Boundaries of Zoning Districts

- 5.4.1 The boundaries of the districts referred to in this bylaw, together with an explanatory legend, notations and reference to this bylaw, are shown in the *Town of La Ronge Zoning District Map* series.
- 5.4.2 Unless otherwise shown, the boundaries of the Zoning Districts are lot lines, centre lines of streets, lanes, road allowances, or such line extended and the boundaries of the municipality.
- 5.4.3 Where a boundary of a district crosses a parcel, the boundaries of the districts shall be determined by the use of the scale shown on the map, with minor allowances made for zoning adjustments as needed to meet the intent of this bylaw.
- 5.4.4 Where the boundary of a district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the bylaw.

5.5 Zoning District Schedules

- 5.5.1 The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules in section 6.

6 ZONING DISTRICT SCHEDULES

6.1 RP - Recreation and Park District

6.1.1 Purpose

The purpose of this district is to preserve and protect natural areas and open space for recreational use.

6.1.2 Permitted Uses

- a. boat dock
- b. boat launch
- c. campground
- d. community facility
- e. community garden
- f. cultural institution
- g. education services
- h. fitness trail
- i. float plane dock
- j. greenhouse operation, plant nursery and market garden
- k. indoor recreation facility
- l. marina
- m. neighbourhood recreation services
- n. outdoor recreation services
- o. public park and green space

6.1.3 Discretionary Uses

- a. motorized vehicle trail
- b. parking lot

6.1.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;

RP – Recreation and Park

- b. Council shall include conditions on approvals that include direction for any applicable fuel wood, timber salvage or natural vegetation retention or landscaping;
- c. motorized vehicle trails shall not create conflict with any authorized trapping activity;
- d. the construction of parking lots shall not result in any increased soil erosion; and
- e. parking lots, as the principal use, shall only be permitted on sites abutting a commercial district.

6.1.5 Accessory Buildings and Uses

- a. accessory buildings and uses, that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district. They shall not be located on hazardous lands.

6.1.6 Regulations

- a. all development is subject to section 4 GENERAL REGULATIONS;
- b. excepting municipally owned buildings, permanent foundations are prohibited;
- c. lot requirements

Table 4 - RP Recreation and Park Minimum Lot Requirements

Use	Frontage	Depth	Maximum Building Height
All Uses	-	-	Determined by Demonstrated Space Requirements

RP – Recreation and Park

d. required yards

Table 5 – RP Recreation and Park Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
campground	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
community facility cultural institution education services greenhouse operation, plant nursery and market garden indoor recreation facility outdoor recreation services	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
marina	6 m (19.7 ft)	3 m (9.8 ft)	-
all other uses	-	-	-
accessory buildings			
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.5 m (4.9 ft)	0.6 m (2 ft)

6.2 R1 – Low Density Residential District

6.2.1 Purpose

The purpose of this district is to establish and maintain safe, quiet residential neighbourhoods and keeps them free from incompatible land uses.

6.2.2 Permitted Uses

- a. day care centre
- b. duplex dwelling
- c. garage suite
- d. garden suite
- e. neighbourhood recreation services
- f. religious assembly
- g. semi-detached dwelling
- h. public park and green space
- i. secondary suite
- j. single detached dwelling

6.2.3 Discretionary Uses

- a. bed and breakfast operation
- b. dwelling group
- c. home-based business
- d. neighbourhood retail store
- e. personal care home
- f. special-care home

6.2.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. bed and breakfast operations are subject to subsection 4.2 Bed and Breakfast;
- c. Council will apply the following criteria in considering dwelling groups:
 - i. the size and location of the development will be consistent with the capacity of the street system to handle the added development;

R1 – Low Density Residential

- ii. the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites; and
 - iii. building separations shall adhere to the National Building Code and Fire Code of Canada.
- d. home-based businesses are subject to subsection 4.15 Home-Based Business;
- e. neighbourhood retail stores:
 - i. must be located on a corner lot or an arterial roadway; and
 - ii. all business must be conducted within an enclosed building.
- f. secondary suites are subject to subsection 4.28 Secondary Suites; and
- g. special-care homes and personal care homes are subject to subsection 4.16 Homes.

6.2.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate, and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.

6.2.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. In addition to the provisions of subsection 4.24 Permitted Yard Encroachments, in an R1 – Low Density Residential District, the following projections shall be permitted:
 - i. unenclosed decks may project a maximum of 2 metres over or into the required front yard; and
 - ii. unenclosed decks may project up to a maximum of 0.6 m (2 ft) over or into the required side yard.
- c. day care centres are subject subsection 4.7 Day Care Centres, and shall be located on a corner lot or an arterial road;
- d. religious assemblies shall be located on a corner lot or an arterial road;
- e. maximum lot coverage shall be 40% of the total lot area for any principal building;
- f. lot requirements

R1 – Low Density Residential

Table 6 – R1 Low Density Residential Minimum Lot Requirements

Use	Frontage		Depth	Maximum Building Height	Minimum Building Size
	Rectangular	Non-rectangular			
public park and green space neighbourhood recreation services	-	-	-	7.5 m (24.6 ft) 11m (36.09 ft)	
Blocks 47, 48 and 51 Plan 102079874	15 m (49.2 ft) ¹	11 m (36.1 ft) ² *mean width minimum: 15 m	30 m (98.4 ft) ³	7.5 m (24.6 ft) 11m (36.09 ft)	111 m ² (1200 ft ²)
all other uses	15 m (49.2 ft) ¹	11 m (36.1 ft) ² *mean width minimum: 15 m	30 m (98.4 ft) ³	7.5 m (24.6 ft) 11m (36.09 ft)	74.3 m ² (800 ft ²)
accessory buildings <i>includes garden and garage suites</i>	-	-	-	7.5 m (24.6 ft) 11m (36.09 ft)	-

The following lot requirements apply to Lots 1 through 9 Block 44 Plan 98PA10623:

¹ 30 m (98.4 ft)

² 16 m (52.5 ft)

³ 66.6 m (218.5 ft)

R1 – Low Density Residential

g. required yards

Table 7 – R1 Low Density Residential Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
duplex dwelling personal care home special-care home	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
neighbourhood retail store	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
semi-detached dwelling	6 m (19.7 ft)	1.5 m (4.9 ft)+	3 m (9.8 ft)+	4.5 m (14.8 ft)
all other uses	6 m (19.7 ft) ¹	1.5 m ² (4.9 ft)	3 m (9.8 ft) ³	4.5 m (14.8 ft) ⁴
accessory buildings				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft) ⁵	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)	0.6 m (2 ft)

* side yard where abutting a street

+Except where each semi-detached unit is located on a separate lot, there is no side yard requirement along the common wall.

The following minimum setback requirements apply to Lots 1 through 9 Block 44 Plan 98PA10623:

¹ 6 m (19.7 ft)

² 3 m (9.8 ft)

³ 3 m (9.8 ft)

⁴ 7.5 m (24.6 ft)

⁵ Lakefront or lakeview lots, as defined in Figure 24: Shoreline Development, the following applies:

- accessory buildings shall be permitted in a front yard providing they are a minimum of 6 m (19.7 ft) from the front lot line.

6.3 R2 – High Density Residential District

6.3.1 Purpose

The purpose of this District is to encourage medium to high density housing while establishing and maintaining safe, quiet residential neighbourhoods and keep them free from incompatible land uses.

6.3.2 Permitted Uses

- a. day care centre
- b. duplex dwelling
- c. garden suite
- d. garage suite
- e. multiple unit dwellings
- f. neighbourhood recreation services
- g. office
- h. personal care home
- i. protective and emergency services
- j. public park and green space
- k. religious assembly
- l. secondary suite
- m. semi-detached dwelling
- n. single detached dwelling
- o. special-care home
- p. townhouse dwelling

6.3.3 Discretionary Uses

- a. bed and breakfast operation
- b. dwelling group
- c. dwelling at or above grade
- d. home-based business
- e. mixed use development
- f. neighbourhood retail store
- g. parking lot
- h. residential service home
- i. restaurant

R2 – High Density Residential

- j. rooming and boarding house

6.3.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. bed and breakfast operations are subject to subsection 4.2 Bed and Breakfast;
- c. Council will apply the following criteria in considering dwelling groups:
 - i. the size and location of the development will be consistent with the capacity of the street system to handle the added development;
 - ii. the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites; and
 - iii. building separations shall adhere to the National Building Code and Fire Code of Canada.
- d. dwellings at or above grade are only permitted on the same site where a principal use is commercial, and are subject to subsection 4.19 Mixed Use Development;
- e. home-based businesses are subject to subsection 4.15 Home-Based Business;
- f. mixed use developments are subject to subsection 4.19 Mixed Use Development;
- g. neighbourhood retail stores
 - i. must be located on a corner lot or an arterial roadway; and
 - ii. all business must be conducted within an enclosed building.
- h. parking lots as a principal use shall only be located on sites abutting a commercial district or adjacent to a commercial use in the R2 Zone;
- i. residential service homes are subject to subsection 4.16 Homes and must be located on a collector or arterial street;
- j. restaurants shall not be located on a local road unless located on a corner lot; and
- k. rooming and boarding houses are subject to subsection 4.27 Rooming and Boarding Houses.

6.3.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate, and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.

R2 – High Density Residential

6.3.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. day care centres are subject to subsection 4.7 Day Care Centres, and shall be located on a corner lot or an arterial road;
- c. religious assemblies shall be located on a corner lot or an arterial road;
- d. special-care homes and personal care homes are subject to subsection 4.16 Homes;
- e. maximum lot coverage shall be 40% of the total lot area for any principal building;
- f. lot requirements

Table 8 - R2 High Density Residential Lot Requirements

Use	Minimum Frontage		Minimum Site Area	Maximum Building Height
	Rectangular	Non-rectangular		
townhouse dwelling	27 m (88.6ft) ¹	24 m (78.7 ft) ¹	810 m ² (8719 ft ²)	7.5 m (24.6 ft)
multiple unit dwelling restaurant	18 m (60 ft)	15.2 m (50 ft) *mean width minimum: 18.3 m	650 m ² (6996.5 ft ²)	13 m (42.6 ft)
protective and emergency services public park and green space	-	-	-	7.5 m (24.6 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	500 m ² (5382 ft ²)	7.5 m (24.6 ft)
accessory buildings	-	-	-	7.5 m (24.6 ft)

¹For each additional unit greater than three units, 9 metres shall be added to the frontage for rectangular lots and 7 metres for non-rectangular lots.

- g. required yards

R2 – High Density Residential

Table 9 - R2 High Density Residential Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
duplex dwelling personal care home special-care home rooming and boarding house	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
multiple unit dwelling neighbourhood retail store townhouse dwelling	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
semi-detached dwelling	6 m (19.7 ft)	1.5 m (4.9 ft)+	3 m (9.8 ft)+	4.5 m (14.8 ft)
all other uses	6 m (19.7 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
accessory buildings				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)	0.6 m (2 ft)

* side yard where abutting a street.

+Except where each semi-detached unit is located on a separate lot, there is no side yard requirement along the common wall.

6.4 R3 – Mixed Density Residential District

6.4.1 Purpose

The purpose of this district is to establish and maintain safe, quiet residential neighbourhoods with predominantly mobile home development and keep them free from incompatible land uses.

6.4.2 Permitted Uses

- a. day care centre
- b. duplex dwelling
- c. mobile home
- d. multiple unit dwelling
- e. neighbourhood recreation services
- f. personal care home
- g. protective and emergency services
- h. public park and green space
- i. religious assembly
- j. secondary suite
- k. semi-detached dwellings
- l. single detached dwellings
- m. special-care home
- n. townhouse dwelling

6.4.3 Discretionary Uses

- a. bed and breakfast operation
- b. dwelling at or above grade
- c. dwelling group
- d. garage suites
- e. garden suites
- f. home-based businesses
- g. mixed use development
- h. mobile home court
- i. neighbourhood retail store
- j. parking lot

R3 – Mixed Density Residential

- k. residential service home
- l. restaurant
- m. rooming and boarding house

6.4.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. bed and breakfast operations are subject to subsection 4.2 Bed and Breakfast;
- c. dwellings at or above grade are only permitted on the same site as a commercial use and are subject to subsection 4.19 Mixed Use Development;
- d. Council will apply the following criteria in considering dwelling groups:
 - i. the size and location of the development will be consistent with the capacity of the street system to handle the added development;
 - ii. the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites; and
 - iii. building separations shall adhere to the National Building Code and Fire Code of Canada.
- e. garage suites are subject to subsection 4.10 Garage Suites;
- f. garden suites are subject to subsection 4.11 Garden Suites;
- g. home-based businesses are subject to subsection 4.15 Home-Based Business;
- h. mixed use developments are subject to subsection 4.19 Mixed Use Development;
- i. mobile home courts are subject to subsection 4.20 Mobile Home Courts;
- j. neighbourhood retail stores:
 - i. must be located on a corner lot or arterial roadway;
 - ii. only one dwelling at or above grade shall be permitted; and
 - iii. all business must be conducted within an enclosed building.
- k. parking lots as a principal use shall only be located on sites abutting a commercial district or adjacent to a commercial use in the R2 Zone;
- l. residential service homes are subject to subsection 4.16 Homes and must be located on a collector or arterial street;
- m. restaurants shall not be located on a local road unless located on a corner lot; and
- n. rooming and boarding houses are subject to subsection 4.27 Rooming and Boarding Houses.

R3 – Mixed Density Residential

6.4.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate, and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.

6.4.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. mobile homes must have a minimum floor area of 75 m², not including any additions;
- c. day care centres are subject subsection 4.7 Day Care Centres, and shall be located on a corner lot or an arterial road;
- d. the total floor area of all additions to the mobile home shall not exceed the floor area of the original mobile home;
- e. off-street parking for non-residential uses shall be in the side or rear yard, and shall be screened if adjacent to a residential use;

- f. lot requirements

R3 – Mixed Density Residential

Table 10 – R3 Mixed Density Residential Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	Rectangular	Non-rectangular		
multiple unit dwelling	18 m (60 ft)	15.2 m (50 ft) *mean width minimum: 18.3 m	650 m ² (6996.5 ft ²)	13 m (42.6 ft)
mobile home	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	5 m (16.4 ft)
mobile home court	20 m (65.6 ft)	-	20,000 m ² (4.94 acres)	-
townhouse dwelling	27 m (88.6ft) ¹	24 m (78.7 ft) ¹	810 m ² (8719 ft ²)	7.5 m (24.6 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	7.5 m (24.6 ft)
neighbourhood recreation services parking lot public park and green space	-	-	-	7.5 m (24.6 ft)
accessory buildings	-	-	-	7.5 m (24.6 ft)

¹For each additional unit greater than three units, 9 metres shall be added to the frontage for rectangular lots and 7 metres for non-rectangular lots.

g. required yards

Table 11 – R3 Mixed Density Residential Minimum Setback Requirements

R3 – Mixed Density Residential

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
home based business mobile home rooming and boarding house single detached dwelling	6 m (19.7 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
mobile home court	6 m (19.7 ft)	6 m (19.7 ft)	6 m (19.7 ft)	6 m (19.7 ft)
semi-detached dwelling	6 m (19.7 ft)	1.5 m (4.9 ft)+	3 m (9.8 ft)+	4.5 m (14.8 ft)
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
accessory uses				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)	0.6 m (2 ft)

* side yard where abutting a street.

+Except where each semi-detached unit is located on a separate lot, there is no side yard requirement along the common wall.

6.5 CS - Community Service District

6.5.1 Purpose

The purpose of this district is to provide for community service uses serving the general public.

6.5.2 Permitted Uses

- a. boat dock
- b. boat launch
- c. cemetery
- d. club
- e. community facility
- f. community garden
- g. cultural institution
- h. day care centre
- i. education services
- j. fitness trail
- k. government services
- l. health services
- m. indoor recreation facilities
- n. medical treatment facility
- o. neighbourhood recreation services
- p. office
- q. outdoor recreation services
- r. parking lot
- s. protective and emergency services
- t. public park and green space
- u. religious assembly
- v. residential service home
- w. special-care home
- x. Business or Service Organization
- v. ~~Saskatchewan Transportation Company~~

6.5.3 Discretionary Uses

- a. community residential home
- b. mixed use development

6.5.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. community residential homes are subject to subsection 4.16 Homes; and
- c. mixed use developments are subject to subsection 4.19 Mixed Use Development.

6.5.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district; and
- b. caretaker's units are permitted, subject to subsection 4.5 Caretaker's Unit.

6.5.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. day care centres are subject to subsection 4.7 Day Care Centres;
- c. religious assemblies must be located on a corner lot to facilitate access;
special-care homes are subject to subsection 4.16 Homes;

CS – Community Service

d. lot requirements

Table 12 – CS Community Service Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	rectangular	non-rectangular		
cemetery neighbourhood recreation services parking lot public park and green space	-	-	-	7.5 m (24.6 ft)
education services	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	13 m (42.6 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	5 m (16.4 ft)
accessory buildings	-	-	-	7.5 m (24.6 ft)

e. required yards

Table 13- CS Community Service Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
cemetery neighbourhood recreation services parking lot public park and green space	-	-	-
all other uses	4.5 m	1.5 m*	3 m**
accessory buildings			
less than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	1.5 m (4.9 ft)
greater than 34.8 m ² (375 ft ²)	-	-	-

* except 3 m (9.8 ft) where abutting any residential district

** except 6 m (19.7 ft) where abutting any residential district

6.6 C1 – General Commercial District

6.6.1 Purpose

The purpose of this district is to regulate and encourage commercial and business enterprises in concentrated areas that are easily accessible.

6.6.2 Permitted Uses

- a. artisan shop
- b. automotive and equipment repair shop
- c. beverage room
- d. commercial entertainment establishment
- e. commercial services
- f. community facility
- g. cultural institution
- h. education services
- i. equipment rental
- j. government services
- k. health services
- l. hotel
- m. indoor recreation facility
- n. light fleet services
- o. motel
- p. neighbourhood retail store
- q. newspaper office or publishing operation
- r. night club
- s. office
- t. parking lot
- u. personal service shop
- v. protective and emergency services
- w. public park and green space
- x. radio, television and communication facility
- y. restaurant
- z. retail store
- aa. service or repair shop

C1 – General Commercial

- bb. specialty food services
- cc. tourist camp
- dd. training facilities
- ee. undertaking establishment
- ff. Business or Service Organization
- ii. ~~Saskatchewan Transportation Company~~

6.6.3 Discretionary Uses

- a. car wash
- b. club
- c. contractor services
- d. day care centre
- e. dwelling at or above grade
- f. mixed use developments
- g. religious assembly
- h. service station and gas bars
- i. Temporary Shelter Services
- j. Cannabis Retail Outlet

6.6.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. car wash
 - i. applicants shall provide to Council as a minimum a description of operations including:
 - a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.
- c. contractor services must include public sales, display office or technical support service at store front;

C1 – General Commercial

- d. day care centres are subject to subsection 4.7 Day Care Centres;
- e. dwellings at or above grade are subject to subsection 4.19 Mixed Use Development;
- f. mixed use developments are subject to subsection 4.19 Mixed Use Development;
- g. religious assembly shall be located on a corner lot to facilitate access; and
- h. service stations are subject to 4.29 Service Station and Gas Bars.
- i. Cannabis Retail Outlet shall not be located within 400m (1,312.34ft) of Day Care Centres, Elementary or Secondary Schools.

6.6.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.

6.6.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. 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 1.83 m (6 ft) in height;
- c. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
- d. applications for a commercial entertainment establishment will take into consideration:
 - i. neighbouring uses
 - ii. hours of operation
 - iii. vehicular accessibility
- e. training facilities must not include any outdoor activities;

C1 – General Commercial

f. lot requirements:

Table 14 – C1 Commercial Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	rectangular	non-rectangular		
commercial entertainment establishment hotel motel service station and gas bar	18 m (59 ft)	15 m (49.2 ft) *mean width minimum 18 m	650 m ² (6996.5 ft ²)	18.3 m (60 ft)
tourist camp	30 m (98.4 ft)	21 m (68.9 ft)	930 m ² (10010.4 ft ²)	18.3 m (60 ft)
parking lot	-	-	-	12 m (39.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	18.3 m (60 ft)
accessory buildings	-	-	-	12 m (39.4 ft)

C1 – General Commercial

g. required yards:

Table 15 – C1 Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
commercial entertainment establishment hotel motel service station and gas bar	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
tourist camp	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	6 m (19.7 ft)
parking lot	-	-	-	-
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
accessory buildings				
less than 34.8 m ² (375 ft ²)	-	0.6 m (2 ft)	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

* side yard where abutting a street

6.7 C2 - Highway Commercial District

6.7.1 Purpose

The purpose of this District is to promote and regulate the development of auto oriented commercial and business enterprises that require more space and road access.

6.7.2 Permitted Uses

- a. animal hospital or shelter
- b. artisan shop
- c. auction market
- d. automotive and equipment repair shops
- e. automotive and recreation vehicle sales and rental
- f. beverage room
- g. club
- h. commercial entertainment establishment
- i. community facility
- j. commercial service
- k. contractor services
- l. cultural institution
- m. education services
- n. equipment rental
- o. greenhouse operation, plant nursery and market garden
- p. government services
- q. health services
- r. hotel
- s. indoor recreation facility
- t. kennel
- u. light fleet services
- v. motel
- w. neighbourhood retail store
- x. newspaper office or publishing operation
- y. night club
- z. office
- aa. parking lot

C2 – Highway Commercial

- bb. personal service shop
- cc. protective and emergency services
- dd. public park and green space
- ee. radio, television and communication facility
- ff. religious assembly
- gg. restaurant
- hh. retail store
- ii. service or repair shop
- jj. service station and gas bar
- kk. specialty food service
- ll. tourist camp
- mm. training facilities
- nn. undertaking establishment
- oo. warehouse sales
- pp. ~~Saskatchewan Transportation Company~~
- qq. Business or Service Organization

6.7.3 Discretionary Uses

- a. car wash
- b. general fleet services
- c. mixed use developments

6.7.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. car wash
 - i. applicants shall provide to Council as a minimum a description of operations including:

C2 – Highway Commercial

- a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.
- c. general fleet services may not include helicopter services; and
 - d. mixed use developments are subject to subsection 4.19 Mixed Use Development.

6.7.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.

6.7.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. tourist camps are subject to subsection 4.35 Tourist Camp and shall have a minimum site area of 4000 m²;
- c. no exterior storage of waste products is permitted except within a waste disposal bin for collection;
- d. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
- e. parking lots and driving surfaces shall be hard surfaced, with drainage directed to a street or lane;

C2 – Highway Commercial

f. lot requirements

Table 16 – C2 Highway Commercial Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	rectangular	non-rectangular		
hotel motel service station and gas bar kennel car wash automotive and recreation vehicle sales and rental	18 m (59 ft)	15 m (49.2 ft) *mean width minimum 18 m	650 m ² (6996.5 ft ²)	18.3 m (60 ft)
tourist camp	30 m (98.4 ft)	21 m (68.9 ft)	930 m ² (10010.4 ft ²)	18.3 m (60 ft)
parking lot	-	-	-	12 m (39.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	18.3 m (60 ft)
accessory buildings	-	-	-	12 m (39.4 ft)

C2 – Highway Commercial

g. required yards

Table 17 – C2 Highway Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
commercial entertainment establishment hotel motel service station and gas bar kennel car wash automotive and recreation vehicle sales and rental	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
tourist camp	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
parking lot	-	-	-	-
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
accessory buildings				
less than 34.8 m ² (375 ft ²)	-	0.6 m (2 ft)	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	0.6 m (2 ft)	1.5 m (4.9 ft)

* side yard where abutting a street

6.8 C3 – Shoreline Commercial District

6.8.1 Purpose

The purpose of this district is to regulate and encourage commercial and business enterprises in concentrated areas on the shoreline side of La Ronge Avenue that are easily accessible while still protecting the environment, public access and views of the lake.

6.8.2 Permitted Uses

- a. artisan shop
- b. beverage room
- c. club
- d. commercial entertainment establishment
- e. commercial service
- f. community facility
- g. community garden
- h. cultural institution
- i. education services
- j. equipment rental
- k. greenhouse operations, plant nurseries and market garden
- l. government services
- m. health services
- n. hotel
- o. marina
- p. motel
- q. neighbourhood recreation services
- r. neighbourhood retail store
- s. newspaper office or publishing operation
- t. office
- u. parking lot
- v. personal service shop
- w. protective and emergency services
- x. public park and green space
- y. religious assembly
- z. restaurant

C3 –Shoreline Commercial

- aa. retail store
- bb. service or repair shop
- cc. specialty food service
- dd. tourist camp
- ff. ~~Saskatchewan Transportation Company~~
- gg. Business or Service Organization

6.8.3 Discretionary Uses

- a. boat dock
- b. boat launch
- c. contractor services
- d. dwelling at or above grade
- e. float plane dock
- f. mixed use developments
- g. service station and gas bar
- h. Caretaker's Unit
- i. Float Plane Base

6.8.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. boat docks and launches are subject to subsection 4.31 Shoreline Development
- c. contractor services must include public sales, display office or technical support service at store front;
- d. dwellings at or above grade and other mixed use developments are subject to subsection 4.19 Mixed Use Development; and
- e. float plane docks are subject to subsection 4.18 Marinas and Float Plane Docks as well as subsection 4.31 Shoreline Development;
- f. service stations and gas bars are subject to subsection 4.29 Service Station and Gas Bars, and are only permitted on arterial roads.
- g. Caretaker's Unites are permitted only where the permitted use is a float plane base.

6.8.5 Accessory Buildings and Uses

C3 –Shoreline Commercial

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.

6.8.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. all development in the Shoreline Commercial District shall adhere to subsection 4.31 Shoreline Development;
- c. all outside storage shall be screened with a solid fence or hedge at least 1.83 m (6 ft) in height;
- d. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
- e. marinas are subject to subsection 4.18 Marinas and Float Plane Docks;
- f. no fill is to be placed in the lake. When fill or grading takes place on the bank sloping to the lake, berms or ground cover are required to be put into place to prevent erosion or runoff into the lake;
- g. lot requirements

Table 18 – C3 Shoreline Commercial Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height ¹
	Rectangular	Non-rectangular		
hotel motel service station and gas bars	18 m (59 ft)	15 m (49.2 ft) *mean width minimum 18 m	650 m ² (6996.5 ft ²)	12 m (39.4 ft)
tourist camp float plane base	30 m (98.4 ft)	21 m (68.9 ft)	930 m ² (10010.4 ft ²)	12 m (39.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	450 m ² (4843.8 ft ²)	12 m (39.4 ft)
accessory buildings	-	-	-	12 m (39.4 ft)

¹ The maximum building height can be increased through height bonusing, as per subsection 4.14 Height Bonusing

C3 –Shoreline Commercial

h. required yards

Table 19 – C3 Shoreline Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
hotel motel service station and gas bars	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
tourist camp float plane base	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
accessory buildings				
less than 34.8 m ² (375 ft ²)	-	0.6 m (2 ft)	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	0.6 m (2 ft)	1.5 m (4.9 ft)

* side yard where abutting a street

6.9 M1 – Light Industrial District

6.9.1 Purpose

The purpose of this district is to provide for less intense industrial uses that may produce minimal noise, dust or odour.

6.9.2 Permitted Uses

- a. animal hospital or shelter
- b. auction market
- c. automotive and equipment repair shop
- d. automotive and recreation vehicle sales and rental
- e. contractor services
- f. crematorium
- g. equipment rental
- h. fish plant
- i. light industry
- j. greenhouse operation, plant nursery and market garden
- k. kennel
- l. light fleet services
- m. newspaper office or publishing operation
- n. office
- o. parking lot
- p. protective and emergency services
- q. public park and green space
- r. retail store
- s. radio, television and communication facility
- t. resource management facilities including fire caches and on-site helicopter facilities
- u. restaurant
- v. service or repair shop
- w. service station and gas bar
- x. specialty food services
- y. storage facilities
- z. training facilities
- aa. undertaking establishment

M1 – Light Industrial

- bb. warehouse
- cc. warehouse sales
- cc. ~~Saskatchewan Transportation Company~~
- dd. Caretaker's Unit

6.9.3 Discretionary Uses

- a. bulk fuel supply and above ground storage
- b. car wash
- c. community residential home
- d. dwelling at or above grade
- e. education services
- f. general fleet services
- g. mixed use developments
- h. single detached dwelling

6.9.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. Council will consider appropriate separation to any abutting districts;
- c. bulk fuel supply and above ground storage shall meet provincial and federal regulations;
- d. car wash
 - i. applicants shall provide to Council as a minimum a description of operations including:
 - a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.
- e. community residential homes are subject to clause 4.16.2 Community Residential Homes;

M1 – Light Industrial

- f. excepting Caretaker's Units, dwellings at or above grade are only allowed on a site where an existing dwelling at or above grade was located within the previous 18 months and are subject to subsection 4.19 Mixed Use Development;
- g. education services for children under 16 years of age are not permitted;
- h. general fleet services may not include helicopter services;
- i. mixed use developments are subject to subsection 4.19 Mixed Use Development; and
- j. single detached dwellings are only allowed on a site where an existing single detached dwelling was located within the previous 18 months.

6.9.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.
- b. Caretaker's Units are subject to Subsection 4.5 Caretaker's Unit.

6.9.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. total lot coverage shall not exceed 60%;
- c. development in the M1- Light Industrial District must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations and the federal obstruction zoning shall apply to all development regulated within the La Ronge Airport Zoning Regulations;
- d. all operation with respect to processing and manufacturing shall be conducted within an enclosed building;
- e. no exterior storage of waste products is permitted except within a waste disposal bin for collection;
- f. 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 m (6 ft) in height;
- g. general industrial uses that pose a fire hazard or hazardous materials risk such as, but not limited to: paper recycling, household hazardous waste depots, and fuel storage and supply, will only be permitted where water services and fire hydrants exist;
- h. radio, television and communication facilities are subject to the following:

M1 – Light Industrial

- i. must follow Industry Canada's regulations for telecommunication towers; and
 - ii. must follow Department of Transportation's requirements for aircraft flight path.
- i. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
 - j. crematoriums must be a minimum of 200 m (656 ft) from any dwelling;
 - k. storage facilities may use shipping containers as the principal buildings, subject to clause 4.30.3;
 - l. lot requirements:

Table 20 – M1 Light Industrial Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	rectangular	non-rectangular		
all uses	15 m (49.2 ft)	11 m (36.1 ft) * mean width minimum 15 m	450 m ² (4843.8 ft ²)	Determined by Demonstrated Space Requirements subject to subclause 6.9.6 b
accessory buildings	-	-	-	18.3 m (60 ft)

- m. required yards

Table 21 – M1 Light Industrial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
all uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
accessory buildings			
less than 34.8 m ² (375 ft ²)	-	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.10 M2 –General Industrial District

6.10.1 Purpose

The purpose of this district is to provide for more intense industrial uses that may produce noise, dust or odour.

6.10.2 Permitted Uses

- a. animal hospital or shelter
- b. auction market
- c. automotive and recreation vehicle sales and rental
- d. automotive and equipment repair shop
- e. bulk fuel supply and above ground storage
- f. contractor services
- g. crematorium
- h. equipment rental
- i. fish plant
- j. general fleet services
- k. general industry
- l. greenhouse operations, plant nursery and market garden
- m. kennel
- n. light fleet services
- o. light industry
- p. newspaper office or publishing operation
- q. office
- r. outdoor storage
- s. parking lot
- t. protective and emergency services
- u. public park and green space
- v. radio, television and communication facilities
- w. retail store
- x. resource management facilities including fire caches and on-site helicopter facilities
- y. salvage yard
- z. service or repair shop
- aa. service station and gas bar

M2 –General Industrial

- bb. storage facilities
- cc. training facilities
- dd. undertaking establishment
- ee. warehouse
- ff. warehouse sales
- ~~ff. —Saskatchewan Transportation Company~~
- ~~ff.~~ gg Caretaker's Unit

6.10.3 Discretionary Uses

- a. automotive wrecker
- b. car wash
- c. community residential home
- d. dwelling at or above grade
- e. education services
- f. hazardous material collection site
- g. mixed use developments
- h. single detached dwelling

6.10.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. Council will consider appropriate separation to any abutting districts;
- c. applications for auto wreckers must outline: the types of hazardous materials to be stored on site, the manner in which they will be collected, the location they will be stored on site, and process by which they will be disposed;
- d. car wash:
 - i. applicants shall provide to Council as a minimum a description of operations including:
 - a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.

M2 –General Industrial

- e. community residential homes are subject to clause 4.16.2 Community Residential Homes;
- f. excepting Caretaker's Units, dwellings at or above grade are only allowed on a site where an existing dwelling at or above grade was located within the previous 18 months and are subject to subsection 4.19 Mixed Use Development;
- g. education services for children under 16 years of age are not permitted;
- h. hazardous material collection sites:
 - i. shall not be located within 457 m of a residential dwelling;
 - ii. shall not be a permanent storage site for hazardous materials; and
 - iii. must follow all provincial and federal regulations for storage of hazardous materials.
- i. mixed use developments are subject to subsection 4.19 Mixed Use Development; and
- j. single detached dwellings are only allowed on a site where an existing single detached dwelling was located within the previous 18 months.

6.10.5 Accessory Buildings and Uses

- a. accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district.
- b. Caretaker's Units are subject to Subsection 4.5 Caretaker's Unit.

6.10.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. total lot coverage shall not exceed 60%;
- c. development in the M2- General Industrial District must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations and the federal obstruction zoning shall apply to all development regulated within the La Ronge Airport Zoning Regulations;
- d. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
- e. no exterior storage of waste products is permitted except within a waste disposal bin for collection;

M2 –General Industrial

- f. crematoriums must be a minimum of 200 m (656 ft) from any dwelling;
- g. bulk fuel supply and above ground storage shall meet all provincial and federal regulations;
- h. radio, television and communication facilities are subject to the following:
 - i. must follow Industry Canada’s regulations for telecommunication towers; and
 - ii. must follow Department of Transportation’s requirements for aircraft flight path.
- i. storage facilities may use shipping containers as the principal buildings, subject to clause 4.30.3;
- j. 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 m (6 ft) in height;
- k. lot requirements

Table 22 – M2 General Industrial Minimum Lot Requirements

Use	Frontage		Minimum Site Area	Maximum Building Height
	rectangular	non-rectangular		
all uses	15 m (49.2 ft)	11 m (36.1 ft) * mean width minimum 15 m	450 m ² (4843.8 ft ²)	Determined by Demonstrated Space Requirements subject to subclause 6.10.6 b
accessory buildings	-	-	-	18.3 m (60 ft)

M2 –General Industrial

I. required yards

Table 23 – M2 General Industrial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
all uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
accessory buildings			
less than 34.8 m ² (375 ft ²)	-	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	-	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.11 AP – Airport District

6.11.1 Purpose

To provide for and conserve land for use associated with the orderly operations of the La Ronge Airport.

6.11.2 Permitted Uses

- a. aircraft runway strip and apron
- b. aircraft sales, charters, rentals, and repairs
- c. airport terminal, related storage, maintenance and building
- d. aviation fuel storage and sales
- e. aviation related government services
- f. aviation related transport terminals and warehouses
- g. flying school and flying club
- h. parking lot
- i. public park and green space
- j. radio, television and communication facility
- k. resource management facilities including fire caches and on-site helicopter facilities
- k. ~~Saskatchewan Transportation Company~~

6.11.3 Discretionary Uses

- a. apiary
- b. caretaker's unit
- c. community garden
- d. dwellings at or above grade
- e. mixed use development

6.11.4 Discretionary Uses Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. apiaries:
 - i. beehives shall be located a minimum of 30 m (98.5 ft) from any public roadway, principal building or aircraft runway strip or apron;

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- ii. council may limit the number of hive structures as a condition of a development permit approval;
 - iii. accessory or storage buildings associated with the use shall not be used for habitation; and
 - iv. areas where hives and related accessory buildings are located may be fenced.
- c. community garden
 - i. shall be located a minimum of 30 m (98.5 ft) from any aircraft runway strip or apron.
- d. dwellings at or above grade
 - i. are subject to subsection 4.19 Mixed Use Development; and
 - ii. shall only be utilized by employees of a principal use within the development.
- e. mixed use developments are subject to subsection 4.19 Mixed Use Development.

6.11.5 Accessory Buildings and Uses

- a. accessory buildings and uses are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District; and
- b. caretaker's units are subject to subsection 4.5 Caretaker's Unit.

6.11.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. development in the AP - Airport District must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations and the federal obstruction zoning shall apply to all development regulated within the La Ronge Airport Zoning Regulations;
- c. all uses that involve the handling, storage or transshipping of hazardous or dangerous materials shall adhere to all federal, provincial and municipal regulations and may be subject to clause 3.2.6;
- d. radio, television and communication facilities are subject to the following:
 - i. must follow Industry Canada's regulations for telecommunication towers; and

AP - Airport

- ii. must follow Department of Transportation's requirements for aircraft flight path.
- e. lot requirements

Table 24 – AP Airport Minimum Lot Requirements

Use	Frontage	Depth	Maximum Building Height
All Uses	-	-	Determined by Demonstrated Space Requirements, subject to subclause 6.11.6 b.

- f. required yards

Table 25 – AP Airport Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
All Uses	Determined by Demonstrated Space Requirements, subject to subclause 6.11.6 b.	Determined by Demonstrated Space Requirements, subject to subclause 6.11.6 b.	Determined by Demonstrated Space Requirements, subject to subclause 6.11.6 b.

6.12 FD - Future Development District

6.12.1 Purpose

To reserve undeveloped lands within the municipality for future urban development.

6.12.2 Permitted Uses

- a. public park and green space
- b. neighbourhood recreation services
- c. community garden
- d. cultural institution
- e. fitness trail
- f. greenhouse operation, plant nursery and market garden
- g. Town Sign Corridor

6.12.3 Discretionary Uses

- a. animal hospital
- b. campground
- c. caretaker's unit
- d. cemetery
- e. gravel storage yard
- f. natural resource exploration
- g. natural resource extraction
- h. outdoor recreation services
- i. radio, television and communication facility
- j. motorized vehicle trail

6.12.4 Discretionary Use Standards and Evaluation Criteria

- a. Applications are subject to subsection 3.7 Discretionary Use Evaluation Criteria, and section 4 GENERAL REGULATIONS;
- b. Council will consider appropriate separation to any abutting districts;
- c. campgrounds are subject to subsection 4.4 Campgrounds;
- d. the location of future cemeteries will require consultation with local First Nation and Métis groups, as well as give consideration to community growth direction;
- e. gravel storage yards:

FD – Future Development

- i. are only permitted for the duration of the project; and
 - ii. the applicant may be required to submit a performance bond for site remediation.
- f. motorized vehicle trails shall not create conflict with any authorized trapping activity;
- g. applications for natural resource exploration or extraction will require a signed copy of an agreement with the registered owner of the surface title, and include a site remediation plan;
- h. radio, television and communication facilities:
 - i. must follow Industry Canada’s regulations for telecommunication towers; and
 - ii. must follow Department of Transportation’s requirements for aircraft flight path.

6.12.5 Accessory Buildings and Uses

- a. accessory buildings and uses, excluding permanent structures, that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this district. They shall not be located on hazardous lands; and
- b. caretaker’s units are subject to subsection 4.5 Caretaker’s Unit.

6.12.6 Regulations

- a. All development is subject to section 4 GENERAL REGULATIONS;
- b. development in the FD – Future Development District must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations and the federal obstruction zoning shall apply to all development regulated within the La Ronge Airport Zoning Regulations;
- c. all developments will be temporary, and no building shall have a permanent foundation;
- d. there are no lot or yard requirements for permitted or discretionary uses; and
- e. building height requirements:

FD – Future Development

Table 26 – Future Development Maximum Height Requirements

Use	Maximum Building Height
all uses	15 m (49.2 ft) or Determined by Demonstrated Space Requirements, subject to subclause 6.12.6 b.
accessory buildings	12 m (39.4 ft)

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