

Grand Coulee
Zoning Bylaw
#06-2012



1.0	INTRODUCTION.....	6
1.1	Authority	6
1.2	Title	6
1.3	Purpose.....	6
1.4	Scope	6
1.5	Severability Provision	6
1.6	Interpretation.....	6
2.0	DEFINITIONS.....	7
3.0	ADMINISTRATION AND INTERPRETATION DEVELOPMENT OFFICER.....	15
3.1	Development Officer	15
3.2	Council	15
3.3	Application for a Development Permit	16
3.4	Development Not Requiring A Permit.....	16
3.5	Concept Plans.....	17
3.6	Development Permit Procedure.....	18
3.7	Development Permit Validity	20
3.8	Development Permit Application Fees.....	20
3.9	Fee For Zoning Amendment Application.....	22
3.10	Concurrent Processing of Development Permits, Building Permits and Business Licenses 22	
3.11	Referral Under the Public Health Act	22
3.12	Development Appeals Board	23
3.13	Minor Variances	24
3.14	Non- Conforming Buildings Uses and Sites	26
3.15	Development Permit - Invalid	26
3.16	Cancellation.....	26
3.17	Enforcement, Offences, and Penalties.....	27
3.18	Stop Work	27
3.19	Offences and Penalties	27
3.20	Inspection of Premises.....	27
3.21	Bylaw Compliance	28
3.22	Performance Bonds.....	28
3.23	Liability Insurance.....	28
3.24	Registering Interests	28
3.25	Moving of Buildings.....	28
3.26	Demolition of Buildings	28
3.27	Temporary Development Permits	29
3.28	Development Agreements.....	29
3.29	Servicing Agreements	29
4.0	GENERAL REGULATIONS.....	31
4.1	Licenses, Permits, and Compliance with other Bylaws and Legislation.....	31
4.2	Principal Use Established.....	31
4.3	Multiple Uses	31
4.4	Uses Permitted in all Zoning Districts	32
4.5	Number of Principal Buildings on a Site	32

4.6	Accessory Buildings, Uses and Structures	32
4.7	Front Yard Reduction	33
4.8	Frontage for Irregular Sites	33
4.9	Swimming Pools.....	33
4.10	Restoration to a Safe Condition	34
4.11	Grading and Leveling of Sites	34
4.12	Geotechnical Analysis Required	34
4.13	Minimum Ditch Frontage	35
4.14	Restrictions on Changes	35
4.15	Height of Buildings.....	35
4.16	Heritage of Properties	35
4.17	Signage on Natural and Human Heritage Sites	36
4.18	Landscape Buffers	36
4.19	Fence and Hedge Heights	37
4.20	Prohibited and Noxious Uses	38
4.21	Closings	38
4.22	Railway Crossings and Sight Distances	38
4.23	Bareland Condominium Developments	39
4.24	Satellite Dishes	39
4.25	Communication Towers.....	39
4.26	Private Garages, Sunrooms, Solariums, and Greenhouses.....	39
4.27	Trailers, Box Cars, Sea and Rail Containers	40
4.28	Disposal of Wastes	40
4.29	Off Street Parking.....	41
4.30	Off Street Loading.....	42
4.31	Signs	42
5.0	DISCRETIONARY USES.....	45
5.1	Home Based Businesses and Occupations.....	45
5.2	Bed & Breakfast Homes.....	46
5.3	Day Care Centres and Preschools.....	47
5.4	Residential Care Homes.....	47
5.5	Secondary Suites.....	48
5.6	Modular Homes.....	48
5.7	Service Stations and Gas Bars.....	49
5.8	Campgrounds	49
5.9	Wind Power Turbines and Towers	50
5.10	Solar Panels.....	50
6.0	ZONING DISTRICTS AND ZONING MAPS	52
6.1	Zoning Districts	52
6.2	The Zoning District Map.....	52
6.3	Boundaries of Zoning Districts.....	52
6.4	Holding Designation	53
7.0	RESIDENTIAL SINGLE DWELLING DISTRICT (R1)	54
7.1	Permitted Uses	54
7.2	Discretionary Uses	54

7.3	Site Development Regulations.....	55
7.4	Accessory Uses, Buildings, and Structures	56
7.5	Outside Storage	56
7.6	Projections in Yards.....	56
7.7	Other Requirements	57
7.8	Discretionary Use Requirements	57
8.0	RESIDENTIAL MULTI-DWELLING DISTRICT (R2)	58
8.1	Permitted Uses	58
8.2	Discretionary Uses	58
8.3	Site Development Regulations.....	59
8.4	Accessory Uses, Buildings, and Structures	60
8.5	Outside Storage	60
8.6	Projections in Yards.....	60
8.7	Other Requirements	61
8.8	Discretionary Use Requirements	62
9.0	COMMUNITY SERVICE DISTRICT (CS)	63
9.1	Permitted Uses	63
9.2	Discretionary Uses	64
9.3	Site Development Regulations.....	64
9.4	Other Requirements	66
10.0	NEIGHBORHOOD CONVENIENCE COMMERCIAL DISTRICT (C1)	67
10.1	Permitted Uses	67
10.2	Discretionary Uses	68
10.3	Site Development Regulations.....	68
10.4	Accessory Buildings and Structures	68
10.5	Temporary Buildings.....	69
10.6	Driveways.....	69
10.7	Garbage and Storage	69
10.8	Other Requirements	69
11.0	GENERAL COMMERCIAL DISTRICT (C2)	72
11.1	Permitted Uses	72
11.2	Discretionary Uses	73
11.3	Site Development Regulations.....	73
11.4	Accessory Buildings and Structures	74
11.5	Supplementary Regulations	74
11.6	Temporary Buildings.....	75
11.7	Projections into Yards	75
11.8	Driveways.....	75
11.9	Fences and Screening	75
11.10	Landscaping.....	76
11.11	Outside Storage and Garbage Collection	76
11.12	Other Requirements.....	77
12.0	BUSINESS PARK DISTRICT (BP)	79
12.1	Permitted Uses	79
12.2	Discretionary Uses	79

12.3 Prohibited Uses 80

12.4 Site Development Regulations..... 80

12.5 Accessory Buildings 81

12.6 Supplementary Regulations 81

12.7 Temporary Buildings..... 82

12.8 Driveways 82

12.9 Fences and Screening 82

12.10 Landscaping 82

12.11 Outside Storage and Garbage Collection 83

12.12 Design and Performance Standards..... 83

12.13 Other Requirements..... 84

13.0 FUTURE URBAN DEVELOPMENT DISTRICT (FUD) 86

13.1 Permitted Uses 86

13.2 Discretionary Uses 86

13.3 Site Development Regulations..... 87

13.4 Other Regulations 87

14.0 REPEAL AND ADOPTION..... 88

14.1 Ministerial Approval 88

14.2 Council Readings and Adoption..... 88

APPENDIX “A” - Development Permit Application Requirements..... 89

APPENDIX “B” – Notice of Decision for a Development Permit or Zoning Bylaw Amendment... 93

1.0 INTRODUCTION

1.1 Authority

Under the authority granted by *The Planning and Development Act, 2007* (the Act), the Council of the Village of Grand Coulee, in the Province of Saskatchewan, in open meeting hereby enacts as follows.

1.2 Title

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Village of Grand Coulee.

1.3 Purpose

1.3.1 The purposes of this Bylaw are to:

Regulate development in the Village of Grand Coulee so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the Village, and to implement the policies of the Official Community Plan and the Village's other statutory and non-statutory plans.

1.4 Scope

Development shall hereafter be permitted within the limits of the Village of Grand Coulee only when in conformity with the provisions of this Bylaw.

1.5 Severability Provision

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

1.6 Interpretation

1.6.1 Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.

2.0 DEFINITIONS

Wherever the following words or terms are used in the Official Community Plan Bylaw No. 05-2012 and this Bylaw, they shall have the following definition unless the context provides otherwise.

Abattoir: A facility for butchering or slaughtering animals, and to dress, cut, inspect meats, refrigerate, cure and manufacture by-products.

Accessory: A building or use that:

- a) Is subordinate to and serves the principal building or principal use;
- b) Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
- c) Contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use;
- d) And Is located on the same site as the principal building or use

Accessory Building, Large: An accessory structure exceeding a height of 4.5 meters or having a floor area of greater than 92 m².

Accessory Dwelling Unit: A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family.

Act: *The Planning and Development Act 2007*, Province of Saskatchewan, as amended from time to time.

Adjacent: Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notification.

Aggregate Resource: Mineral materials including sand, gravel, clay, earth or mineralized rock, including recycled concrete.

Agricultural: A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.

Alteration or Altered: With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural

change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Animal Clinic: A building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.

Animal Hospital: The premises of a veterinary surgeon where small, large domestic animals and livestock are treated or kept involving surgery and the keeping of animals in outdoor or indoor pens.

Apartment Block: A building containing three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence as distinct from a hotel or rooming house.

Applicant: A developer or person applying for a development permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act 2007*.

Attic: That portion of a building situated wholly or in part within the roof and which is less than one-half story.

Auto Wrecker: An area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

Awning: A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

Basement: That portion of a building that is partly or wholly underground.

Bed and Breakfast: A dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

Billboard: A private free standing sign, including supporting structure, which advertises goods, products,

services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Buffer: A strip of land, vegetation or land use that physically separates two or more different land uses.

Building: A structure constructed on, in, or over land and used for the shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.

Building, Accessory (see Accessory Building)

Building Bylaw: A bylaw of the Village of Grand Coulee to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

Building Permit: A permit, issued under The Building Bylaw of the Village of Grand Coulee, authorizing the construction of, or the addition to, any building but does not include a Development Permit.

Building, Principal: A building in which is conducted the main or primary use of the site on which said building is situated.

Building Line, Established: The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

Bulk Fuel Sales and Storage: includes land, buildings, and structure for the storage and distribution of fuels and oils including retail sales or key-lock operation.

Business Support Services: Activities intended to provide administrative, promotional or technical support for commercial and industrial activities.

Bylaw: The Village of Grand Coulee Zoning Bylaw.

Campground: An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities and bathrooms, but not including the use of mobile homes or trailers on a permanent year-round basis.

Carport: A building or structure or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

Cemetery: A cemetery or columbarium within the meaning of *The Cemeteries Act* Chapter C-4, R.S.S. 1981, as amended from time to time.

Commercial: The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

Community Facilities: Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation or other non- profit organization.

Compost: Materials used in gardening, agriculture, landscaping, erosion control, wetland construction, and landfill cover.

Condominium: Land, buildings, and units, including private and common property as defined under *The Condominium Property Act*.

Conservation: The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

Contractors Yard: The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Convenience Store: A store offering for sale primarily food products, beverages, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Council: The Council of the Village of Grand Coulee.

Day Care Centre: An establishment providing for the care, supervision and protection of children (or adults) but does not include the provision or overnight supervision.

Deck: Any raised floor structure at least 0.3 meters above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

Development: The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

Development Officer: An employee of The Village appointed by the Administrator to act as a Development Officer to administer this Bylaw.

Demolition Permit: A permit issued for the removal or dismantling of a building or structure with the Village's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

Development Permit: A document issued by the Council of the Village of Grand Coulee that authorizes development pursuant to this Bylaw, but does not include a building permit.

Directional Signage: Signage located off-site providing direction to, and information about, a specific enterprise or activity which does not contain general advertising.

Discretionary Use: Uses or development of land, buildings, or other structures that may be permitted in a zoning district only at the discretion of Council and which conforms to all discretionary use regulations and other regulations applicable to the district in which the use is located.

Dwelling: A building or part of a building intended for residential occupancy.

Dwelling Unit: One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking, and toilet facilities.

Dwelling, Duplex: A building divided horizontally into two (2) dwelling units.

Dwelling Group: A group of single-detached, semi-detached, or multiple unit dwellings clustered on one lot or site, built as one development.

Dwelling, Multiple Unit: A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel, or motel.

Dwelling, Semi-Detached: A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.

Dwelling, Single-Detached: A building containing only one dwelling unit, as herein defined.

Dwelling, Town House: A dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.

Educational Institution: An establishment dedicated for the purpose of providing education and instruction in any branch of knowledge.

Existing: In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

Farm Building/Yard: Improvements such as barns, granaries, etc used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, bee keeping and situated on a parcel of land used for the farm operation.

Fill (Clean Fill): Soil, rock, rubble, or other Village-approved, non-regulated waste that is transported and placed on the existing, usually natural, ground surface.

Flanking: Means to the side of a lot, parcel or site

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

Floor Area: The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar.

Free Standing Sign: A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Frontage (Lot Frontage): The distance across the street side of a lot (a lot must front on a street), between the points where the side lines of the lot meet the street

right of way or boulevard; or, where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

Garage, Private: A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garage, Public: A building or place where motor vehicles are stored or repaired for remuneration but does not include car washing establishments, an auto sales lot or an automobile service station.

Gas Bar: A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property, and which may have a convenience store and/or restaurant.

Grade: The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four outside corners of the building.

Greenhouse, Commercial: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, but are sold directly at wholesale or retail from the site.

Greenhouse, Private: A building for the growing of flowers, plant, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

Greenways: A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments, or bikeways along landscaped roads.

Hazardous Industry/Substance: A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.

Hazard(ous) Land: Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability, land with poor natural drainage, ground water seepage, erosion, steep slopes, rock formations, or other similar features.

Health Service Facility (Health Clinic): A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

Height of the Sign: The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource: The history, culture and historical resources of an area and its residents.

Highway Commercial: Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business involved serving the needs of local residents and the traveling public.

Highway Sign Corridor: A strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

Home Occupation (Home Based Business): An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in a Residential District.

Hotel: A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept, but does not include a motel or rooming house.

Industrial Use: The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Industrial Park: An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e. highways, railroads, airports.

Infill Development: Re-development within existing areas or neighborhoods.

Institutional Use: The use of land, buildings, or structures for religious, charitable, educational, health or welfare purposes and includes churches, public or private schools, nursery schools, hospitals, and special care

Kennel, Boarding: The temporary accommodation of more than four dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding: The keeping of domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Kennel, Enclosure: An accessory building or enclosure intended to house one of more domestic animals.

Landfill: A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaped Area: An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees, and similar

types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, but does not include parking areas, parking lots, driveways or ramps.

Land Use Map: A comprehensive document compiled by a local government that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial and conservation.

Land Use Zoning District: Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Lane: A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

Large Scale Commercial/Industrial: Commercial or Industrial land uses maintaining a lineal frontage in excess of 90 meters.

Livestock: Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

Lot: An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms "lot" and "site" shall be deemed not to mean the same.

Lounge: A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% or the public assembly area in the adjoining restaurant.

Manufacturing Establishment: A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

Mayor: The Mayor of the Village of Grand Coulee.

Minister: The member of the Executive Council to whom for the time being is assigned the administration of *The Planning and Development Act, 2007*.

Mobile Home: A trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and that conforms to the Canadian Standards Association Standard No. Z240.

Mobile Home Park: A site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation but does not include an industrial or construction camp or tourist campsite. For the purpose of this Bylaw the terms

mobile home park and mobile home court shall be deemed to mean the same.

Mobile Home Subdivision: Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 465 m² and in which all such sites, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Mobile Home Site: An area of land in a mobile home park that is intended to be occupied by one mobile home and for exclusive use of its occupants with access to a driveway or a public street.

Manufactured (Modular) Home: A residential dwelling that is constructed off site in a yard or factory, in one or more sections, transported to a site for permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings built on site in the Village, and conforming to Canadian Standards Association (CSA) *Standard A277*.

Manufactured Home Community

(Subdivision): Any subdivision of land and the development thereof for the purpose of accommodating modular homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 465 m², and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

Marquee: A roof-like structure of a permanent nature which projects from the wall of a building that is independently supported by a system of columns or piers without walls over an entrance to a building.

Motel or Motor Hotel: A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

Municipality: The Village of Grand Coulee.

Municipal Reserve: Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a municipality pursuant to Sections 181 to 193 inclusive of *The Planning and Development Act, 2007*.

Museum: An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection or artifacts of historical interest.

Natural Areas: An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Non-Conforming Use: Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

Noxious Use or Condition: Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

Office or Office Building: A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business or trade are stored, trans-shipped, sold or processed.

Official Community Plan (OCP): The Village of Grand Coulee Official Community Plan, Bylaw 05-2012.

Open Space: Passive and structure leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community, including parks, recreation and tourism nodes, and natural areas.

Parking Lot: An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

Parking Space: A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street and shall be not less than 3 meters wide and 5.5 meters in length.

Pasture: A site that is used for the raising and feeding of livestock by grazing.

Patio: Any hard surface or floor structure less than 0.3 meters above the average ground level upon which it is constructed.

Permitted Use: The use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Person: A "person" shall apply to an individual, association, firm, partnership, corporation, trust, or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

Personal Service Trades: A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and or grooming needs, but does not include the provision of health related services.

Places of Worship: A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Pond: Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, but not a swimming pool.

Principal Use: The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

Public Utility: A system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of Grand Coulee:

- a) Communication by way of telephone lines, optical cable, microwave, and cable;
- b) Television services;
- c) Delivery of water, natural gas, and electricity;
- d) Public transportation by bus, rail, or other vehicle production, transmission;
- e) Collection and disposal of sewage, garbage, and other wastes; and
- f) Fire and Police Services.

Public Works: A facility as defined under *The Planning and Development Act, 2007*.

Real-Estate Signage: Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1m².

Recreational Uses: The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory building and structures; but does not include the racing of animals or motorized vehicles.

Residential: The use of land, buildings, or structures for human habitation.

Retail Shop (Store): A building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

Recycling and Collection

Depot(Community): A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper and paint that would otherwise be considered waste. These types of uses do not include any outdoor processing or storage.

Redevelopment (see infill development)

Residential Care Facility: A licensed or approved group care home governed by Provincial regulations that provide, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance

essential for sustaining the activities of daily living or for the protection of the individual.

Restaurant: A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

Right-Of-Way: The land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Rooming House: A building which contains a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, with sleeping facilities but without private toilet facilities.

Satellite Dish: A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

Salvage Yard (Wrecking): A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

School: An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

Secondary Suite: a self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one unit dwelling.

Service Station: A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; but does not include an auto body or painting shop, car sales lot, or a car washing establishment.

Setback: The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Should, Shall or May;

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sign: Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that 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, thoroughfare, or any other public place.

Site: An area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area: The total horizontal area within the site lines of a site.

Site, Corner: A site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Coverage: The percentage of the site area covered by all the buildings above the ground level.

Site Depth: The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site Line: Any boundary of a site.

Site Line, Front: The line separating the site from the street; for a corner site, the shorter line abutting a street; but in the case of a corner site with two street lines of equal length, the front site line shall be designated by predetermined building lines.

Site Plan: A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

Site Line, Rear: The site line at the rear of the site, opposite the front site line.

Site Line, Side: A site line other than a front or rear site line.

Site, Through: A site other than a corner site, having separate frontages on two streets. The front site line of a through site shall be determined by predetermined building lines.

Site, Width: The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Small Scale Commercial: Commercial or Industrial land uses maintaining a lineal frontage of less than 90 meters.

Special Care Facility (Home): An institutionalized nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

Special Needs Housing: Multiple unit dwellings or dwelling groups operated by a non-profit corporation or

public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

Storey: That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

Storey, One-Half: That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of between 1.5 meters and 2.3 meters over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

Stakeholders: Individuals, groups or organizations who have a specific interest or “stake” in a particular need, issue situation or project and may include members of the local community residents, community groups or local, provincial and federal governments.

Street: The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered in the Information’s Services Corporation (ISC).

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

Subdivision: A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

Swimming Pool: Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.6 meters or more at any point.

Tavern: an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted.

(Tele)communication Facility: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

Temporary Signage: A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Tourist Campground: An area of land, managed as a unit, providing short-term accommodation for tents, camping trailers, motor homes and campers, including accessory facilities such as administration offices and laundry facilities.

Trailer (Camping), Motor Home: Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.

Trucking Firm Establishment: The use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include an automobile service station, transportation sales or rental outlets.

Use: The activity or purpose for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, occupied, or maintained.

Used For: Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

Utility Shed: An accessory building or structure used for the storage of goods with a maximum floor area of 9.3m².

Veterinary Clinics: A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

Village: The Village of Grand Coulee.

Village Administrator: The Administrator of the Village of Grand Coulee

Warehouse: A building used for the storage and distribution of wholesale goods and materials.

Waste Disposal Facility, Liquid: A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility, Solid: A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Yard: Open, uncovered space open to the sky on the same site with a building or structure.

Yard, Front: The area between the side site lines and the front site line to the front building line.

Yard, Rear: The area between the side site lines and the front site line to the rear building line (corner and interior).

Yard, Required: The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side: The area between the front and rear yards and between the side site line and the side building line.

3.0 ADMINISTRATION AND INTERPRETATION DEVELOPMENT OFFICER

3.1 Development Officer

3.1.1 The Village Administrator of the Village of Grand Coulee shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time.

3.1.2 The Development Officer shall:

- a) Receive, record, and review Development Permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, Development Permit conditions, and development and servicing agreements;
- b) Maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
- c) Make available, for public inspection during office hours, a register of all Development Permits and subdivision applications and decisions;
- d) Collect development fees, according to the fee schedule established in this Bylaw or any other Development Fee Bylaw adopted by the Village ;
- e) Perform other duties as determined by Council.

3.1.3 The Development Officer shall be empowered to make a decision, in consultation with Council, regarding a Development Permit application for a "Permitted use."

3.2 Council

3.2.1 Council shall make all decisions regarding Discretionary uses, Development and Servicing Agreements, and Zoning Bylaw amendments.

3.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Municipal Affairs, prior to a decision being made by the Minister.

3.2.3 Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by The Planning and Development Act, 2007 and in accordance with the Official Community Plan.

3.3 Application for a Development Permit

3.3.1 Unless the proposed development or use is exempt from Development Permit requirements, before commencing any principal or accessory use development, including a public utility use, every developer shall:

- a) Complete and submit a Development Permit application, and (refer to Permit application in Appendix “A”).
- b) Receive a Development Permit for the proposed development.

3.3.2 A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw and the Official Community Plan.

3.3.3 Except where a particular development is specifically exempted by Section 3.4 of this Bylaw, no development or use shall commence without a Development Permit first being obtained.

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

3.4 Development Not Requiring a Permit

The following developments shall be exempt from Development Permit requirements, but shall conform to all other Bylaw requirements (e.g., building permits, setbacks, environmental and development standards):

3.4.1 Residential Zoning Districts

- a) Buildings and structures under 9.3 m² (100 ft²) in area, which are accessory to a principal, residential use except where such dwelling is a discretionary use.
- b) The erection of any fence, wall, gate, television antennae, or radio antennae.
- c) Relocation of any residential or accessory building provided development standards are still met on the site.

3.4.2 Commercial Zoning Districts

- a) Buildings and structures that are accessory to a permitted, principal, commercial use, except where such use is discretionary.
- b) The erection of any fence or gate.
- c) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

3.4.3 Accessory Uses

All accessory uses, unless otherwise specified in this Bylaw.

3.4.4 Official Uses

Uses and buildings undertaken, erected, or operated by the Village of Grand Coulee (i.e. public utility or municipal facility.)

3.4.5 Internal Alterations

Residential Buildings

- a) Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site;
- b) All Other Buildings
- c) Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change.

3.4.6 Landscaping

Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

3.5 Concept Plans

3.5.1 A Concept Plan shall be completed prior to consideration of an application by Council by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, recreational, commercial, and industrial developments. The scope and required detail of the Concept Plan will be based on the scale and location of the proposed development, and address such areas as the following:

- a) Proposed land use(s) for various parts of the area;
- b) The effect on adjacent land uses, developments and integration of the natural landscape regarding the planning and design of the area;
- c) The location of, and access to, major transportation routes and utility corridors;
- d) The provision of services respecting the planning for future infrastructure within the Municipality;
- e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- f) Appropriate information specific to the particular land use (residential, commercial or industrial).

3.5.2 The Concept Plan must be prepared in accordance with the overall goals and objectives of the Official Community Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

3.6 Development Permit Procedure

Where an application for a Development Permit is made for a permitted use in conformity with this Bylaw, The Planning and Development Act, 2007, and all other Village Bylaws, the Council shall hereby direct the Development Officer to issue a Development Permit.

3.6.1 Discretionary Use Application

3.6.1.1. Where an application for a Development Permit is made for a discretionary use, the Development Officer shall advise the Council as soon as practicable.

3.6.1.2. As soon as practicable after Council is advised that an application has been made for a Development Permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies, the Corridor Planning District, or interested groups, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.

3.6.1.3. Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a Development Permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution. Council shall instruct the Development Officer to:

- a) Issue a Development Permit incorporating any specific development standards set forth by Council, where the development will comply with the standards of this Bylaw, subject to the limitations of the Act.
- b) Issue a Development Permit incorporating any specific development standards set forth by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw, subject to the limitations of the Act.
- c) Issue a notice of refusal to the applicant, stating the reasons for the refusal, and advising the applicant of any right of appeal that he/she may have.

3.6.1.4. A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:

- a) The use ceased and was replaced by another use,
- b) The use ceases for a 12 month period,
- c) A building required for the approved use is not started within 6 months or completed within 18 months from the time of issuance,
- d) The use is not started within 6 months of completion of the building,

- e) A use not requiring construction of a building is not started within 12 months, or
- f) The applicant applies to increase the specifically approved intensity of use.

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

3.6.2 Development Permit Decision

3.6.2.1. The applicant shall be notified in writing of the decision of their application within 30 days of all required information being submitted to the Development Officer. The applicant shall be advised of their right to appeal a decision on a permitted use application and any terms and conditions attached to a discretionary use application to the Development Appeals Board subject to the provisions of The Planning and Development Act, 2007.

3.6.2.2. If the proposal conforms to the provisions of this Bylaw, a Development Permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required.

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

3.7 Development Permit Validity

3.7.1 A Development Permit is valid for a period of twelve (12) months unless otherwise stipulated when the permit is issued.

3.7.2 If the development or use authorized by a Development Permit is not commenced within six (6) months from the date of issuance of the permit, and completed within eighteen (18) months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.

3.7.3 Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.

3.7.4 Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the Permit and the requirements of this Bylaw the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

3.7.5 A sign permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to the Act. The permit shall cease to be valid if the sign has not been placed, erected, enlarged, changed or structurally altered within three (3) months of the issuance of the permit.

3.8 Development Permit Application Fees

3.8.1 An applicant for a Development Permit shall pay an application processing fee in accordance with the Fees and Charges Bylaw adopted by the Village separately from this Bylaw and amended from time to time.

3.8.2 There shall be no Development Permit application fee for accessory buildings to a residential use, sign permits, licenses for home occupations or other forms of business licenses.

3.8.3 An applicant seeking a discretionary use approval shall pay the required fee as set out in the Fees and Charges Bylaw of the Village.

3.8.4 The Development Officer shall direct the applicant for a discretionary use, or carry out on behalf of the applicant, the advertisement of the proposed use by posting a notice of the application at the entrance to the property in

question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 75.0 meter radius of the proposed development.

3.8.5 The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, whereby the applicant shall pay to the Municipality a fee equal to the costs associated with the public advertisement.

3.8.6 Where a person requests Council to amend the Official Community Plan, Zoning Bylaw, or other planning bylaw, that person shall pay to the Municipality a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to *The Planning and Development Act, 2007*.

3.8.7 Council may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning bylaw, at its own cost.

3.8.8 The following provisions apply to the advertisement of a discretionary use application:

3.8.8.1. The Development Officer shall direct the applicant for a discretionary use to advertise the proposed use by mailing or delivering a copy of the notice to the assessed owner of each property within 75 meters of the subject property.

3.8.8.2. In addition, the Development Officer shall publish a notice in a newspaper that is circulated in the Municipality in accordance with the provisions of *The Planning and Development Act, 2007*. The applicant shall pay a fee equal to the costs to the Municipality associated with the public advertisement.

3.9 Fee for Zoning Amendment Application

3.9.1 When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as permitted by The Planning and Development Act, 2007. Council also may require the applicant to pay all costs incurred in a professional review of the application and in carrying out a public hearing.

3.9.2 Council may, by Bylaw, amend or repeal this Bylaw. Prior to amending this Bylaw, Council shall hold a public hearing in accordance with the relevant provincial legislation.

3.9.3 An application to amend this Bylaw may be made by any person by submitting to the Village the prescribed application form, duly completed and signed, and the fee, as established separately by Council,

3.9.4 In the case of a rezoning amendment:

- a) Plan(s) showing the lands which are the subject of the amendment,
- b) Written authorization from the registered owner(s) of the said lands, and
- c) A current copy of the Certificate of Title for the said lands.
- d) A written statement of the applicant's reason for the application,
- e) Any other supporting information which, in the opinion of the Approving Authority, is necessary to assess the application.

3.10 Concurrent Processing of Development Permits, Building Permits and Business Licenses

A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a building Bylaw, or any other Bylaw in force within The Municipality, or from obtaining any permission required by this, or any other Bylaw of The Municipality, the Province or the Federal Government.

3.11 Referral under the Public Health Act

The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by provincial officials under The Public Health Act and Regulations. The developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets The Public Health Act and Regulations requirements.

3.12 Development Appeals Board

3.12.1 The Development Appeal Board has the powers given by The Planning and Development Act, 2007, to allow variances to the standards of this Bylaw, including standards and conditions specified for a permitted use or a discretionary use.

3.12.2 Nothing in this section allows a Development Appeal Board to vary a refusal to grant a use or an appeal for a use or intensity of use not permitted in a district.

3.12.3 A Development Appeals Board is hereby appointed in accordance with Sections 49 and 214 to 218 of the Act. Council shall, by resolution, adopt a policy specifying:

- a) The terms of office,
- b) The manner of filling of vacancies to the board,
- c) The remuneration and expenses for board members,
- d) The provision for appointment of a secretary to the board,
- e) The duties of the secretary, and
- f) The remuneration and expenses to be paid for the secretary.

3.12.4 Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.

3.12.5 Should Council enter into an agreement to appoint a District Development Appeal Board, in conjunction with one or more other municipalities, to be the Development Appeal Board for the Municipality; members shall be appointed in accordance with that agreement, and the Local Development Appeal Board shall cease to exist.

3.12.6 Right to Appeal

- a) Where an application is refused, the Development Officer shall advise the applicant of the rights of appeal granted by The Planning and Development Act, 2007, on Form B.
- b) A person who wishes to appeal to the Development Appeal Board shall, within 30 days of receiving the permit or notice, file a written notice of intention to appeal with the secretary of the Board and pay the appeal fee.
- c) An application for a Development Permit for a permitted use shall be deemed to be refused when the Development Officer has not issued a decision within 40 days from the date the application was received by the Development Officer in its complete and final form. An appeal may then be made as though the application had been refused at the end of 40 days.

3.13 Minor Variances

3.13.1 The Development Officer may vary the requirements of this Bylaw subject to the following requirements:

- a) A minor variance may be granted for the following only:
 - i. Minimum required distance of a building from a lot line; and
 - ii. The minimum required distance of a building from any other building on the lot.
- b) The maximum amount of a minor variance shall be 10% variation from the Requirements of this Bylaw.
- c) The development must conform to all other requirements of this Bylaw.
- d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
- e) No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to rezone pursuant to Section 60 of The Planning and Development Act 2007.
- f) Minor variances shall be granted only in relation to residential properties.

3.13.2 An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of \$50.00.

3.13.3 Upon receipt of a minor variance application the Development Officer may:

- a) Approve the minor variance;
- b) Approve the minor variance and impose terms and conditions on the approval; or
- c) Deny the minor variance.

3.13.4 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.

3.13.5 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.

3.13.6 Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.

3.13.7 The written notice shall contain:

- a) A summary of the application;
- b) Reasons for and an effective date of the decision;
- c) Notice that an adjoining assessed owner has 20 days to lodge a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked; and
- d) Where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.

3.13.8 A decision to approve a minor variance, with or without terms and conditions, does not take effect until 23 days from the date the notice was provided.

3.13.9 If an assessed owner of a property having an adjoining property with the applicants land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:

- a) Of the revocation of the approval; and
- b) Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.

3.13.10 If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

3.14 Non-Conforming Buildings Uses and Sites

3.14.1 Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of The Planning and Development Act, 2007.

3.14.2 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.

3.14.3 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

3.14.4 No existing site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the Zoning District in which the site is located.

3.15 Development Permit - Invalid

A Development Permit shall be automatically invalid and development shall cease, as the case may be:

- a) If the proposed development is not commenced within the period for which the Permit is valid;
- b) If the proposed development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer;
- c) When development is undertaken in contravention of this bylaw, the Development Permit and specified development standards, and/or
- d) When a written appeal notice is received by the Development Appeals Board secretary regarding the Development Permit.

3.16 Cancellation

Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:

- a) Where the Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;
- b) Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
- c) When a developer requests a Development Permit modification.

3.17 Enforcement, Offences, and Penalties

3.17.1 Where the Development Officer has reasonable grounds to believe that development of property contravenes any provision of this Bylaw, he/she may at a reasonable time, and with the consent of the owner, operator, or occupant, or having been refused consent, with a warrant, enter any land, building, or premises for the purposes of inspection.

3.17.2 Where the Development Officer has determined that a violation of this Bylaw has occurred, the

3.17.3 Development Officer may issue an order to correct the violation pursuant to Section 242 of the Act.

3.17.4 The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following:

- a) Discontinue the development,
- b) Alter the development so as to remove the contravention,
- c) Restore the land, building or premises to its condition immediately prior to the development or form of development, and / or
- d) Complete the work necessary to comply fully with the Zoning Bylaw.

3.18 Stop Work

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a Development Permit or condition, or register an Interest with ISC under this Bylaw.

3.19 Offences and Penalties

Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties in The Planning and Development Act, 2007.

3.20 Inspection of Premises

The Development Officer, or any official or employee of the Municipality acting under their direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this Bylaw are not being complied with, and for the purpose of carrying out their duties under this Bylaw.

3.21 Bylaw Compliance

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

3.22 Performance Bonds

Council may require a developer to post and maintain a performance bond to ensure developer performance and to protect the public interest.

3.23 Liability Insurance

Council may require developers to provide and maintain liability insurance to protect the Municipality, developer and public.

3.24 Registering Interests

Council may require that development and servicing agreements and other documents may be registered as an Interest on a Title on affected lands, in accordance with The Land Titles Act, to protect Municipal and public interests.

3.25 Moving of Buildings

No building, including but not limited to any residential, commercial or industrial building, shall be moved within or into the area covered by this Bylaw without first obtaining a Development Permit, subject to the standards required for new construction and to obtaining any other required municipal or provincial permit, unless such building is exempt under Section 3.4 of this Bylaw.

3.26 Demolition of Buildings

No building shall be demolished without first obtaining a Development Permit from the Development Officer. Such Permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted,

and the proposed use is in conformity with this Bylaw. A separate Development Permit is required for any redevelopment of the site.

3.27 Temporary Development Permits

The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, oil and gas sector activities, r temporary gravel operations or asphalt plants. Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.

3.28 Development Agreements

3.28.1 Council may request a developer to enter into a Development Agreement to ensure development conformity with The Official Community Plan and this Bylaw, pursuant to Section 171 to 176 inclusive, The Planning and Development Act, 2007.

3.28.2 A Development Agreement is mandatory for approval of a Garden (Granny) Suite accessory dwelling.

3.29 Servicing Agreements

3.29.1 Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to The Planning and Development Act, 2007. Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.

3.29.2 In accordance with Sections 172 to 176 inclusive, The Planning and Development Act, 2007, the agreement may provide for:

- a) The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards,

public recreation facilities, or other works that Council may require, including both on-site and off-site servicing;

- b) The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

4.0 GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

4.1 Licenses, Permits, and Compliance with other Bylaws and Legislation

In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation Bylaw or any other Bylaw in force within the Village of Grand Coulee or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Village of Grand Coulee or any law of the Province of Saskatchewan or Canada. Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.

4.2 Principal Use Established

In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

4.3 Multiple Uses

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 meters of any other building on the site except to a building accessory to such dwelling.

4.4 Uses Permitted in all Zoning Districts

4.4.1 Nothing in this Bylaw shall prevent the use of any land as a public street or public park.

4.4.2 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

4.4.3 Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works provided that such use, building, or structure shall be in substantial compliance with the relevant provisions of this Bylaw and shall not adversely affect the character or amenity of the neighbourhood in which the same is located.

4.5 Number of Principal Buildings on a Site

4.5.1 Only one principal building shall be permitted on any one site except for the following: parks, schools, hospitals, recreation facilities, special care homes, senior citizen homes, and approved dwelling groups and condominium developments.

4.5.2 Multiple unit residential buildings (e.g. duplex, fourplex) are considered to be one principle building under this Bylaw, and all other uses and buildings on the site must be accessory.

4.6 Accessory Buildings, Uses and Structures

4.6.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a Development Permit has been issued.

4.6.2 No accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.

4.6.3 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.

4.7 Front Yard Reduction

Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two established front yards on the adjacent sites; but not be less than 4.5 meters in a Residential district unless otherwise permitted in this Bylaw.

4.8 Frontage for Irregular Sites

Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 11.0 meters and the mean site width shall not be less than the minimum frontage for regular sites in the same Zoning District.

4.9 Swimming Pools

4.9.1 Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use to permitted uses in any Residential District or a hotel or motel in a General Commercial District, to be located in the side yard or rear yard of any lot/site if:

- a) No part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot; and
- b) The maximum height of such pool is 1.2 meters above the average finished grade level of the ground adjoining the pool and to within 4.5 meters of such pool; and
- c) Every swimming pool shall be enclosed by a non-climbable fence of at least 1.8 meters in height and not more than 10 cm from the ground, and located at a distance of not less than 1.5 meters from the pool; and
- d) Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool.

4.9.2 Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions in the applicable Zoning Districts in Section 5 of this Bylaw, respecting accessory buildings.

4.10 Restoration to a Safe Condition

Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this Bylaw.

4.11 Grading and Leveling of Sites

Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

- a) All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- b) All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling.
- c) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by Council.

4.12 Geotechnical Analysis Required

4.12.1 If a proposed development is to be located on a site that may be subject to flooding, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, Council may require that a geotechnical report be completed and approved by a Professional Engineer in the Province of Saskatchewan, as a condition of the issuance of the Development Permit. The report shall indicate the suitability of the site, or sites, for development and any remedial measures required to ensure suitability or to ensure that the natural resource base is not irreparably altered. Remedial measures may be specified as conditions in the Development Permit.

4.13 Minimum Ditch Frontage

4.13.1 In order to ensure the proper functioning of overland drainage systems in the Village, one approach to a site is permitted. The design and location of all approaches must be to the satisfaction of the Village Administration.

4.13.2 A second approach to a site may be permitted at the discretion of Council when it can be proven that the Village's overland drainage system will not be negatively impacted:

- a) The additional access shall be no wider than 6 meters (20 feet) with the size of the culvert being determined based on the drainage pattern of the existing ditch.
- b) There shall be 5 feet required from each side of the approach.
- c) The property owner shall be responsible for all costs associated with the installation and future maintenance and up keep of the additional approach and immediate area; and
- d) At no time shall the additional access-approach be used as a storage area.

4.14 Restrictions on Changes

4.14.1 The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected, and no land shall be severed from any site, if such change, erection or severance creates a situation that contravenes any of the provisions of this Bylaw applicable to each individual remaining building, accessory building, site, or lot.

4.14.2 Notwithstanding the provisions of the previous subsection, no person shall be deemed to have contravened any provision of this Bylaw if only part or parts of any site or lot has, or have, been conveyed to, or acquired by, the Municipality or the Province of Saskatchewan for a public work.

4.15 Height of Buildings

Where a maximum height of buildings is specified in any Zoning District, the maximum height shall be measured from average grade level to the highest point on the building exclusive of any chimney or antenna.

4.16 Heritage of Properties

Provincial and Municipal heritage properties subject to preservation agreements are subject to development review processes as defined by The Heritage Property Act. Provincial designations are afforded special protection, and any

alterations and development must be reviewed and approved by the Heritage Programs of the Province of Saskatchewan.

4.17 Signage on Natural and Human Heritage Sites

Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site.

4.18 Landscape Buffers

4.18.1 Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Landscape buffers, where required to separate uses from adjacent properties may be required a minimum 1.0 meter vegetative landscape buffer, unless a fence is required for other reasons.

4.18.2 Primary entrances into the Village and parking lots abutting major roads will require a landscape buffer

4.18.3 Notwithstanding any other provisions in this Bylaw, where buffers are required for greenways, trails, parks and landscaped areas, they shall be required to reflect the character and intent of the Official Community Plan.

4.18.4 The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development.

4.18.5 Existing vegetation on a development site shall be preserved and protected unless the need for removal is demonstrated to the satisfaction of the Municipality. Any area not constructed upon shall be developed or landscaped to the satisfaction of the Municipality.

4.18.6 A majority of the required landscaping shall be concentrated in those yards adjacent to streets unless the developer can show reasonable cause why this cannot occur.

4.18.7 Any area required to be landscaped may be loamed, and may at the discretion of the Municipality, be planted with grass, trees, shrubs, flowers, or

similar materials, or a combination thereof, which will enhance the appearance of the site and which complement the development thereon.

4.18.8 Selection of plant varieties shall be based on regional climatic conditions, constraints of location, effectiveness in screening adjacent properties, resistance to disease and insect attack, cleanliness, appearance and ease of maintenance.

4.19 Fence and Hedge Heights

4.19.1 In Residential Districts, the following limitations shall apply to fences, hedges, and walls:

- a) The maximum height of a fence, hedge, or wall in required front yards is 1 meter above grade level.
- b) The maximum height of a fence, hedge, or wall in a required side or rear yard is 2 meters above grade level.

4.19.2 In Commercial and Business Park Districts, the following limitations shall apply to fences, hedges, and walls:

- a) The maximum height of a fence, hedge, or wall in any required yard is 2.4 meters above grade level.

4.19.3 In all Districts, the following limitations and regulations shall apply to fences, hedges, and walls:

- a) Screen fences shall be consistent with and compliment the quality of building design and materials of the primary building.
- b) Barbed wire or razor fences are only permitted in the Community Service District for safety purposes around the water reservoirs and lagoon.
- c) All fences are to be maintained so as not to become unsightly or unsafe, to the satisfaction of the Municipality.

4.20 Prohibited and Noxious Uses

4.20.1 The keeping of livestock shall not be allowed except for permitted agricultural uses in the FUD - Future Urban Development District.

4.20.2 Any use is prohibited which, by its nature or the materials used therein, is declared by The Public Health Act and Regulations to be a noxious trade, business, or manufacture.

4.20.3 NOXIOUS USES

Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:

- a) By the creation of noise or vibration;
- b) By the emission of light and glare;
- c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
- d) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; and/or
- e) By any combination of things in this subsection.

4.21 Closings

In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

4.22 Railway Crossings and Sight Distances

Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46.0 meters of the point of intersection of the centre line of both the railway and the street.

4.23 Bare land Condominium Developments

4.23.1 Bare land Condominium Developments shall comply with the minimum site area, coverage, width, height and yard setbacks as stated in the residential zones.

4.23.2 One primary dwelling unit and one accessory are permitted per bare land condominium lot.

4.23.3 Bare land condominium developments may include private open space and one accessory building for joint recreation use by residents of the development shall be permitted, subject to all yard setback requirements of the Residential District in which it is located.

4.24 Satellite Dishes

4.24.1 Satellite dishes in excess of 1.0 meter in diameter shall not be located in any front yard or side yard, and shall not be permitted to be erected on the roof of any principal building that is located within a Residential District that is less than three (3) stories in height.

4.24.2 Satellite dishes located in Residential Districts, which exceed 1.0 meter in diameter shall only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard; and

4.24.3 Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals and subsection 4.24.1 shall not apply.

4.25 Communication Towers

The erection of Cellular telephone transmission towers shall not be permitted in, or closer than 100 meters of, any Residential District.

4.26 Private Garages, Sunrooms, Solariums, and Greenhouses

Private garages, carports, sunrooms, solariums, and greenhouses attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

4.27 Trailers, Box Cars, Sea and Rail Containers

No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising or warehousing within any Zoning District.

4.28 Disposal of Wastes

4.28.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

4.28.2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Saskatchewan Watershed Authority. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Saskatchewan Watershed Authority.

4.28.3 SOLID AND LIQUID WASTE DISPOSAL FACILITIES

Municipal and commercial solid or liquid waste disposal facilities are subject to the following conditions:

- a) The facility will be located as near as practical to the source of waste;
- b) The facility will have undergone satisfactory review as required by Provincial Authorities for environmental assessment and operational design;
- c) The facilities will be located at least 300 meters for liquid waste, and 457 meters for solid waste from any residence or recreational use;
- d) The development of any new disposal sites shall take into consideration seasonal winds;
- e) Adequate precautions shall be taken to prevent pollution of ground water by disposal operations;
- f) Solid waste disposal facilities shall be located in proximity to an all- weather road; and
- g) Council may apply special standards for screening, fencing and reclamation of the site.

4.29 Off Street Parking

4.29.1 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.

4.29.2 When the intensity of use of any building or use is increased by the addition of dwelling units, floor area, seating capacity or other unit of measurement, that specifically affects the requirements for parking and loading facilities, the number of parking and loading spaces shall be increased by the additional number of spaces required by this Bylaw.

4.29.3 Whenever the use of a building is changed, the parking and loading spaces shall be provided as required for the new use. However, if the building was erected prior to the effective date of this Bylaw, additional parking and loading spaces are required only by the number of spaces that the requirements for the new use exceed those of the existing use.

4.29.4 Any conforming or legal non-conforming building or use which is in existence on the effective date of this Bylaw, that is damaged by fire, collapse, explosion, or other cause 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.

4.29.5 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.

4.29.6 Required off-street parking spaces in any Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 meters of the principal building or use, provided such spaces are located within a commercial or industrial District.

4.29.7 Where the necessary off-street parking space is provided on a parcel that is separate from the principal use, an agreement between the Municipality and the owner of the site on which the parking is to be located shall be recorded in the Village office.

4.30 Off Street Loading

4.30.1 In any Business Park or Commercial District, where the use of a building or site involves the receipt, distribution or dispatch of materials, goods or merchandise from vehicles, adequate space for such vehicles to stand during loading or unloading shall be provided on the site in conformity with Table 3 – Off Street Loading Space Schedule.

Table 1 - Off Street Loading Space Schedule	
Gross Floor Area	Loading Spaces Required (minimum)
100 m ² to 1,500 m ²	1
1,501 m ² to 3,000 m ²	2
Over 3000 m ²	2 plus 1 for each 6000 m ² (or part thereof) over 3000 m ²

4.30.2 All off-street loading spaces shall be located on the site and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.

4.31 Signs

4.31.1 The following signs do not require a sign permit, but shall otherwise comply with this Bylaw:

- a) Official signs erected by a public agency for a public purpose,
- b) Real estate signs advertising the sale, lease, or rental of the real property on which it is located and related information,
- c) Temporary signs of less than 1 m² in surface area,
- d) Directional or safety signs bearing no advertising information,
- e) Address signs, name of building signs, and name of residential occupant signs all containing no advertising information,
- f) Election signs during the period of an election campaign and 7 days thereafter,
- g) Temporary signs located inside a building window exclusive of any electrified sign greater than 0.5 m² in area,
- h) Signs visible only from the interior of a building, and
- i) Construction signs, located on the site of the construction to which they refer.

4.31.2 When a sign cannot be clearly categorized as one of the sign types defined in this Bylaw, Council shall determine the sign type and applicable controls.

4.31.3 GENERAL REGULATIONS FOR SIGNS

Table 2 - Signs			
Sign Type	Districts	Size Regulations	Other Regulations
Fascia Signs	<p>Permitted: C2, BP</p> <p>Discretionary: C1, CS, FUD, R1, R2,</p>	<ul style="list-style-type: none"> Fascia signs may cover 20% of the area formed by each building face or bay 	<ul style="list-style-type: none"> A fascia sign shall not be located above any portion of a street, or project over public property, unless the fascia sign maintains a minimum clearance from grade of 3 meters and the maximum projection shall be no greater than 0.4 meter
Freestanding Signs	<p>Permitted: C2, BP</p> <p>Discretionary: C1, CS, FUD, R1, R2</p>	<ul style="list-style-type: none"> In the C1, CS, FUD, R1, and R2 Districts: Maximum height - 7 meters Maximum sign area - 7 m² on each side of a multiple-sided sign In the C2 District: Maximum height - 7.2 meters. Maximum sign area - 15 m² on each side of a multiple-sided sign In the BP District Maximum height: 7.2 meters Maximum area – 15 m² on each side of a multiple-sided sign 	<ul style="list-style-type: none"> Only 1 freestanding sign per business frontage may be erected with the exception of a shopping centre where 1 freestanding sign per customer vehicle access is permitted
Canopy Signs	<p>Permitted: C2, BP</p> <p>Discretionary: C1, CS, FUD, R1, R2</p>	<ul style="list-style-type: none"> Shall have a minimum clearance of 3 meters from grade Are permitted to have a maximum projection of 0.2 meters out from the apron of the canopy 	<ul style="list-style-type: none"> Shall not extend beyond the lateral or vertical dimensions of the canopy or its apron.
Awning Signs	<p>Permitted:</p>	<ul style="list-style-type: none"> Awning signs are permitted provided the minimum projection of the awning is 0.6 meters 	<ul style="list-style-type: none"> No sign shall be suspended from or below an awning or any awning

	C2, BP Discretionary: C1, CS, FUD, R1, R2		support structure
Billboard Signs	Permitted: Discretionary: C2, BP, CS, FUD	<ul style="list-style-type: none"> ▪ Maximum single face area: 20 m² ▪ Maximum total face area: 40 m² ▪ Maximum number of faces: 2 ▪ Maximum height above grade – 6.0 m. 	<ul style="list-style-type: none"> ▪ An unlicensed vehicle or trailer unit which in the opinion of Council is acting as a sign shall be considered a billboard sign ▪ Double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction ▪ No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary ▪ Billboards shall not be located in a required front yard ▪ 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 ▪ Council will apply the following criteria in considering a billboard sign application: <ul style="list-style-type: none"> (a) the billboard will not obscure local business signs, (b) the billboard will have sufficient separation to residential Districts; in general this distance will be at least 200m (c) the billboard will be separated by at least 100m from other billboards, and (d) the billboard will not seriously detract from the appearance of an entry to the Village.

5.0 DISCRETIONARY USES

5.1 Home Based Businesses and Occupations

- Where allowed as a discretionary use, home occupations may be located in a dwelling used as the owner's residence, or in a building accessory to the dwelling.
- A home occupation shall clearly be secondary and ancillary to the use of a dwelling unit as a private residence.
- A home occupation shall not cause a variation in the residential character and appearance of the dwelling, accessory residential building, or property; except for permitted signs.
- A home occupation shall be conducted entirely within the dwelling or accessory building.
- A home occupation shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, radio interference, or disturbance between the hours of 10 p.m. and 7 a.m. that would be disruptive to the surrounding residential uses.
- A home occupation shall not require the parking of more than two client vehicles at any time. Off street parking shall be provided on site for any resident vehicles.
- Up to two (2) persons other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.
- The home occupation shall not have any exterior display, outdoor storage of materials, or exterior variation from the residential character of the residence or its accessory building.
- No more than 25% of the gross floor area of the principal building.
- A permit issued for home occupations shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.
- The discretionary use approval for a home occupation shall cease to be valid when the operation ceases, or where the operator relocates to

another site. A new discretionary use approval is required before the home occupation may restart operation.

5.2 Bed & Breakfast Homes

- Bed-and-breakfast homes shall be located in a single detached dwelling used as the operator's principal residence.
- Bed-and-breakfast homes shall be licensed by the Ministry of Health and shall have a fire safety inspection report issued prior to occupancy as a bed-and-breakfast home.
- In issuing discretionary use approval for a bed-and-breakfast home, Council may specify the maximum number and specific location in the dwelling of approved guest rooms. Any increase in number of guest rooms shall require a new discretionary use approval.
- One off-street parking space shall be provided and available to the use of the guest for each guest bedroom in the bed-and-breakfast home, in addition to any off street parking used for the operator of the facility.
- One sign identifying the bed-and-breakfast home in accordance with the standards for a sign identifying a multiple unit dwelling is permitted.
- Council will consider applications with respect to the following criteria:
 - a) The proposed structures are suitable and comfortable for the proposed development.
 - b) There is adequate space on the site for the proposed facility,
 - c) There are appropriate levels of access to the site and off street parking is available for the users of the facility and for the operator,
 - d) The development will complement adjacent residential uses, and
 - e) Use as a bed-and-breakfast home, will be considered an asset in the preservation of heritage buildings.

5.3 Day Care Centres and Preschools

- Day care centres and pre-schools may be approved as an accessory use or as a principal use.
- In any Residential District, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- Day care centres or pre-schools which are located in Residential Districts shall provide at least 3.25 m² of fenced on-site outdoor play space for each child present in the facility at any one time.
- Required parking spaces may be located in a required front yard.

5.4 Residential Care Homes

- Where allowed as a discretionary use a residential care home may be developed in a single detached dwelling building, subject to obtaining a provincial license, pursuant to the particular act under which the home is proposed to operate.
- The residential care home shall maintain the single detached residential character of the property and be consistent with the neighbourhood.
- A residential care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located.
- The operator of the residential care home shall be a permanent resident of the dwelling licensed as a residential care home.
- The operator shall ensure that adequate supervision and care is available at the home at all times.
- In approving a residential care home, Council may specify the maximum number of clients that may be cared for in a residential care home but in no case shall the number exceed what is permitted by provincial regulations.
- Council will consider applications with respect to the following criteria:
 - a) The structures are suitable and comfortable for the proposed development, and provide for the appropriate level of supervision,
 - b) There is adequate space on the parcel for the proposed facility,
 - c) There are appropriate levels of off street parking for the residents of the facility and the operator.

5.5 Secondary Suites

- Secondary suites may be constructed within a principal, single detached dwelling in a residential zone. Only one secondary suite is permitted on each residential site
- Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.
- Secondary suites may not exceed 60 m² or 35% of the total floor space, including basements, and may not have more than two bedrooms.

5.6 Modular Homes

- All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.
- All modular homes shall be placed on a permanent foundation;
- All modular homes shall be multi-modular, with the width approximately equivalent to the length;
- All modular homes shall have architectural features similar or complementary to adjacent and nearby dwellings;
- Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
- All other requirements of this Bylaw apply.

5.7 Service Stations and Gas Bars

- Fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 meters from any street or other property boundary.
- All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.
- 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.
- 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 streets or lanes.

5.8 Campgrounds

Campgrounds are subject to the following conditions:

- a) The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the operator shall submit for approval an amended plan incorporating the development.
- b) A campground shall have within its boundaries, a buffer area abutting the boundary of not less than 4.5 meters which shall contain no buildings.
- c) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² in area with its corners clearly marked.
- d) One permanent sign located on site advertising the campground is permitted per site;
 - i. The facial area of a sign shall not exceed 0.5 m² ;
 - ii. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
 - iii. Temporary signs not exceeding 1.0 m² advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- e) No portion of any campsite shall be located within a roadway or required buffer area.
- f) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area. The space provided for roadways within a campground

shall be at least 7.5 meters in width. No portion of any campsite, other use or structure shall be located in any roadway.

- g) Each trailer coach shall be located at least 3.0 meters from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- h) A campground may include as ancillary uses a Laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- i) The Public Health Act shall be complied with in respect to all operations and development of the campground.

5.9 Wind Power Turbines and Towers

- Mechanical Wind generation units shall only be considered as a Discretionary Use within a Community Service District
 - Minimum setback of 400 meters for potential fall zone below the turbine
 - Maximum noise standard of 40 decibels.
- Wind Turbines and Towers are prohibited in all other Districts within the Village of Grand Coulee

5.10 Solar Panels

A Building Permit is required for the installation of solar collector systems mounted on a building having a face area equal to or greater than 5 m². This includes:

- Photovoltaic (PV) Solar System, converting sunlight to electricity generation.
- Photovoltaic (PV) or non-PV Solar Panels (SP), used for potable water heating.
- Photovoltaic (PV) or non-PV Solar Panels (SP), used for space heating or swimming pool heating.

Submissions shall include:

- A roof plan or wall elevation indicating the layout and spacing of the solar collectors on the roof of the building.
- Typical cross-section including but not limited to system height, tilt angle and attachments.
- Panel or module dimensions and manufacturers specifications including panel dead load and ballast where applicable.
- Mounting details clearly specifying panel attachment and specifications including framing reinforcement as may be required.

- Verification of existing roof or wall framing components affected by the proposed installation and the ability of the affected building structural system to accommodate all loads associated with the collector and racking system including dead load, wind load and snow accumulation.
- Solar panels used for the production of heat for water shall include mechanical drawings (plumbing schematic) detailing any connection to the potable water system.

6.0 ZONING DISTRICTS AND ZONING MAPS

6.1 Zoning Districts

For the purpose of this Bylaw, the Village of Grand Coulee is divided into several Zoning Districts that may be referred to by the appropriate symbols.

FUD	Future Urban Development	C1	Neighborhood Convenience Commercial
R1	Single Dwelling Residential	C2	General Commercial
R2	Multiple Dwelling Residential	BP	Business Park
CS	Community Service		

6.2 The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 06-2012" adopted by the Village of Grand Coulee, signed by the Mayor and by the Village Administrator under the seal of the Village, shall be known as the "Zoning Districts" map, and such map is hereby declared to be an integral part of this Bylaw.

6.3 Boundaries of Zoning Districts

6.3.1 The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.

6.3.2 Unless otherwise shown, the boundaries of zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

6.3.3 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.

6.3.4 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.

6.4 Holding Designation

- a) Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of The Planning and Development Act, 2007.
- b) Any lands subject to a holding provision shall only be used for the following uses:
 - i. Those uses existing on the land when the “H” is applied; and
 - ii. Public works.



7.0 RESIDENTIAL SINGLE DWELLING DISTRICT (R1)

The purpose and intent of this district is to provide for low density residential development in the form of single detached, semi-detached, and duplex dwellings.



No person shall within any R1-Residential District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

7.1 *Permitted Uses*

- a) Single Detached Dwellings
- b) Semi-detached or Duplex Dwellings
- c) Accessory Building and Accessory Uses
- d) Private Swimming Pools

7.2 *Discretionary Uses*

The following uses may be permitted in the R1-Residential District only by resolution of Council and only in locations specified by Council:

- a) Bed and Breakfast Homes
- b) Home Based Businesses or Occupations
- c) Confectionary Use (as a home occupation)
- d) Day Care Centres (where accessory to a dwelling)
- e) Signs: Canopy, Fascia, Awning
- f) Modular Homes
- g) Public Parks and Playgrounds
- h) Public Utilities (excluding offices, warehouses, and storage yards)
- i) Residential Care Homes
- j) Secondary Suites
- k) Solar Panels

7.3 *Site Development Regulations*

Single Detached Dwellings

Minimum site area	360 m ² with a lane 450 m ² without a lane
Minimum floor area	78 m ²
Minimum site frontage	12.0 meters with a lane 15.0 meters without a lane
Height maximum	10.5 meters for Principal building
Minimum parking spaces	2
Minimum front yard	6.0 meters
Minimum rear yard	8.0 meters
Minimum side yard	1.2 meters

Semi-Detached Dwellings and Duplexes

Minimum site area	255 m ² with a lane 315 m ² without a lane
Minimum floor area	50 m ² per dwelling
Minimum site frontage	8.5 meters with a lane (per dwelling) 10.5 meters without a lane (per dwelling)
Height	10.5 meters for Principal buildings
Minimum parking spaces	2
Minimum front yard	6.0 meters
Minimum rear yard	8.0 meters
Minimum side yard	1.2 meters

7.4 Accessory Uses, Buildings, and Structures

- a) An accessory building shall not be located in a required front or side yard.
- b) No door that could give access for a vehicle to a private garage, whether attached to the principle building or not, shall be located in a required front yard, less than 6.0 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.
- c) Private garages and accessory buildings if less than 9.3 m² and located in a rear yard shall have a minimum side or rear yard of 0.75 meters and a maximum projection of 0.5 meters into the required yard for any eaves gutters or drain spouts into that yard.
- d) Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 meters.
- e) 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.
- f) Accessory buildings shall not exceed 5.25 meters in height.
- g) A carport or garage up to 60 m² in area shall be permitted.
- h) A carport or garage up to 110 m² may be permitted at the discretion of Village Council.

7.5 Outside Storage

- a) No outdoor storage shall be permitted in the required front yard of any residential site.
- b) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- e) Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

7.6 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code.

- a) In front yards:
 - maximum of 0.6 meters projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes

- maximum of 1.8 meters projection of open cantilevered balconies, open porches, or open steps
 - wheelchair ramps to main floor level
 - fences less than 1.0 meters in height unless provided otherwise in this Bylaw
 - light standards, flag poles, and permitted signs.
- b) In rear yards:
- cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 meters
 - unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3.0 meters
 - a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 meters
 - wheelchair ramps to main floor level
 - fences less than 2.0 meters in height unless provided otherwise in this Bylaw.
- c) In side yards:
- fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 meters or half the required yard whichever is the less
 - walkways and steps less than 0.6 meters in height
 - wheelchair ramps to main floor level
 - fences not more than 2.0 meters in height unless provided otherwise in this Bylaw.

7.7 Other Requirements

7.7.1 Signs shall conform to Section 4.32.

7.7.2 FENCE AND HEDGE HEIGHTS

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fence and hedges:

- a) No hedge, fence or other structure shall be erected past any property line.
- b) In a required front yard, to a height no greater than 1.0 meter above grade level.
- c) In a required rear yard, to a height no greater than 2.0 meters above grade level.
- d) Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 meters.

7.8 Discretionary Use Requirements

- Home Based Businesses and Occupations shall comply with Section 5.1
- Bed and Breakfast Homes shall comply with Section 5.2
- Day Care Centres shall comply with Section 5.3

- Residential Care Homes shall comply with Section 5.4
- Secondary Suites shall comply with Section 5.5
- Modular Homes shall comply with Section 5.6

8.0 RESIDENTIAL MULTI-DWELLING DISTRICT (R2)

The purpose and intent of this district is to provide for multi-dwelling residential developments with residential densities in the range of 8 to 12 units per net acre.



No person shall within any R2-Residential District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

8.1 *Permitted Uses*

- a) Multiple-Unit Dwellings
- b) Semi-Detached and Duplex Dwellings
- c) Single Family Dwellings
- d) Accessory Buildings and Accessory Uses
- e) Private Swimming Pools

8.2 *Discretionary Uses*

The following uses may be permitted in the R2-Residential District only by resolution of Council and only in locations specified by Council:

- a) Bed and Breakfast Homes
- b) Home Based Businesses and Occupations
- c) Child Care Homes (where accessory to a dwelling)
- d) Public Parks and Playgrounds
- e) Signs: Canopy, Fascia, Freestanding, Awning
- f) Modular Homes
- g) Residential Care Homes
- h) Secondary Suites (in Single Detached Dwellings only)
- i) Public Utilities (excluding offices, warehouses, and storage yards)
- j) Solar Panels

8.3 Site Development Regulations

Townhouse, Rowhouse, Fourplex

Minimum site area	223 m ² per dwelling
Minimum floor area	56 m ² per dwelling
Minimum site frontage	8.5 meters per dwelling
Height maximum	10.0 meters (2 1/2 stories) for Principal buildings
Minimum parking spaces	1.5 spaces/dwelling unit
Minimum front yard	6.0 meters
Minimum rear yard	8.0 meters
Minimum side yard	1.2 meters unless on a corner site than the side shall be 3.0m
Maximum density	12 dwellings per acre

Single Detached Dwellings

Minimum site area	360 m ² with a lane 450 m ² without a lane
Minimum floor area	78 m ²
Minimum site frontage	15.0 meters without a lane 12.0 meters with a lane
Height maximum	10.5 meters for Principal building
Minimum parking spaces	2
Minimum front yard	6.0 meters
Minimum rear yard	8.0 meters
Minimum side yard	1.2 meters unless on a corner site than the side yard shall be 3.0m

8.4 Accessory Uses, Buildings, and Structures

- a) An accessory building shall not be located in a required front or side yard.
- b) No door that could give access for a vehicle to a private garage, whether attached to the principle building or not, shall be located in a required front yard, less than 6.0 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.
- c) Private garages and accessory buildings if less than 9 m² and located in a rear yard shall have a minimum side or rear yard of 0.75 meters and a maximum projection of 0.5 meters into the required yard for any eaves gutters or drain spouts into that yard.
- d) Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 meters.
- e) 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.
- f) Accessory buildings shall not exceed 5.25 meters in height.
- g) A carport or garage up to 60 m² in area shall be permitted.
- h) A carport or garage up to 110 m² may be permitted at the discretion of Village Council.

8.5 Outside Storage

- a) No outdoor storage shall be permitted in the required front yard of any residential site.
- b) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- e) Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

8.6 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code

- a) In front yards:
 - maximum of 0.6 meters projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes
 - maximum of 1.8 meters projection of open cantilevered balconies, open porches, or open steps

- wheelchair ramps to main floor level
 - fences less than 1.0 meters in height unless provided otherwise in this Bylaw
 - light standards, flag poles, and permitted signs.
- b) In rear yards:
- cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 meters
 - unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3.0 meters
 - a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 meters
 - wheelchair ramps to main floor level
 - fences less than 2.0 meters in height unless provided otherwise in this Bylaw.
- c) In side yards:
- fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 meters or half the required yard whichever is the less
 - walkways and steps less than 0.6 meters in height
 - wheelchair ramps to main floor level
 - fences not more than 2.0 meters in height unless provided otherwise in this Bylaw.

8.7 Other Requirements

8.7.1 All dwellings shall:

- a) Have their own separate entry and every principal entry shall be directly accessible to ground level.
- b) When the development of an attached housing complex or a dwelling group is proposed, areas for recreational and landscaping purposes, in addition to those areas needed for buildings, driveways, walkways, and parking spaces shall be provided on site.
- c) A minimum of 30% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building including common patios, swimming pools, and communal lounges for the free use of the tenants may be used in the calculation of total requirements for landscaping.
- d) All areas of a site not covered by buildings, parking or internal roadways shall be landscaped.

8.7.2 Signs shall conform to Section 4.32.

8.7.3 FENCE AND HEDGE HEIGHTS

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fence and hedges:

- a) No hedge, fence or other structure shall be erected past any property line.
- b) In a required front yard, to a height no greater than 1.0 meter above grade level.
- c) In a required rear yard, to a height no greater than 2.0 meters above grade level.

- d) Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 meters.

8.8 Discretionary Use Requirements

- Home Based Businesses and Occupations shall comply with Section 5.1
- Bed and Breakfast Homes shall comply with Section 5.2
- Day Care Centres shall comply with Section 5.3
- Residential Care Homes shall comply with Section 5.4
- Modular Homes shall comply with Section 5.6

9.0 COMMUNITY SERVICE DISTRICT (CS)

The purpose and intent of this district is to provide for the development of community related facilities and uses.



No person shall within any CS-Community Service District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

9.1 Permitted Uses

- a) Theatres and Assembly Halls
- b) Places of Worship
- c) Libraries, Galleries, Museums, and other similar Cultural Institutions
- d) BMX Bike Terrain Parks
- e) Cultural institutions
- f) Community Centres
- g) Communications Towers
- h) Curling and Skating Rinks Day Care Centres
- i) Educational Institutions
- j) Group Care Facilities
- k) Health Care Facilities and Special Care Homes
- l) Law Enforcement Facilities
- m) Lawn Bowling Greens
- n) Libraries
- o) Lodges, Social Organizations, Clubs
- p) Municipal Facilities
- q) Natural and Nature-like Open Areas
- r) Parks and Playgrounds
- s) Public Works and Utilities (excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works)
- t) Recreational Sports Fields
- u) Scenic Lookout and Interpretation Facilities, Rest Stops, and other Public Trail Facilities
- v) Skateboard Parks
- w) Swimming Pools
- x) Tennis Courts
- y) Water Reservoirs

- z) Uses, buildings and structures accessory to and located on the same site as the principal building or permitted use.

9.2 Discretionary Uses

The following uses may be permitted in the CS-Community Service District only by resolution of Council and only in locations specified by Council:

- a) Signs; Awning, Billboard ,Canopy, Fascia and Freestanding
- b) Commercial Use (where accessory to a permitted or discretionary use)
- c) Confectionaries
- d) Gift Shops
- e) Snack Bars and Restaurants (where accessory to a Permitted Use)
- f) Personal Service Shops (where accessory to a Permitted use)
- g) Radio, Television, Communication, and Microwave Towers
- h) Campgrounds
- i) Solar Panels

9.3 Site Development Regulations

Permitted Uses (other than educational facilities, rinks and swimming pools)

Minimum site area	450 m ²
Minimum site frontage	15 meters
Height maximum	A maximum of 3 storeys, not exceeding 10.0 meters at the eave line
Minimum front yard	5.0 meters
Minimum rear yard	5.0 meters except where the rear of the site abuts any Residential District without an intervening street or lane, a rear yard of at least 7.5 meters shall be provided.
Minimum side yard	Not less than half the height of the building or 3.0 meters , whichever is more

Elementary and Secondary Schools

Minimum site area	No minimum requirement
Minimum site frontage	60 meters
Maximum site coverage	75%
Minimum front yard	15 meters
Minimum rear yard	7.5 meters
Minimum side yard	7.5 meters

Skating, Curling Rinks and Swimming Pools

Minimum site area	1208 m ²
Minimum site frontage	20 meters
Minimum front yard	7.5 meters
Minimum rear yard	7.5 meters
Minimum side yard	1.5 meters (5 feet) except on a corner site abutting a street then 3.6 meters

Accessory Buildings

Front site line	7.5 meters
Principal building	1.2 meters
Side site line	0.8 meters (2.6 feet) unless the side site line is an abutting a street then the side yard shall be 3.6 meters

All accessory buildings with a door or doors opening onto a lane shall not be located less than 1.2 meters from the site line abutting the lane.

9.4 Other Requirements

9.4.1 Signs shall conform to Section 4.32

9.4.2 Joint Use facilities:

- a) Two or more institutional uses in a CS District may be developed and operated on a single parcel when owned and operated by public authorities.
- b) To create a joint use facility, public authorities may, by agreement, join two parcels together to be considered one parcel for the purpose of regulation under This Bylaw.

9.4.3 Development Standards and Criteria for Commercial Uses:

- a) Council will consider discretionary use applications for accessory commercial uses where it is satisfied that the development will support the basic function of the institutional use.

10.0 NEIGHBORHOOD CONVENIENCE COMMERCIAL DISTRICT (C1)

The purpose of this district is to regulate and encourage neighborhood-related commercial development in the Village including mixed-use developments.



No person shall within a Neighborhood Convenience Commercial District (C1), use any land, or erect, alter or use any building or structure except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

10.1 Permitted Uses

- a) Mixed Uses, including integrated or complementary uses, buildings or structures accessory to and located on the same site as the principal building or use.
- b) Administrative Offices
- c) Medical, Dental, and other Health Care Offices and Clinics or Health Services
- d) Artisan and Craft Shops, Workshops, and Studios
- e) Barbers, Hairdressers, and other similar Personal Services Establishments
- f) Restaurants, tea houses, coffee shops, sidewalk cafés
- g) Confectionary Stores
- h) Live/Work Dwelling units attached to and behind, or above, commercial establishments
- i) Home Based Businesses and Occupations
- j) Outdoor Markets and Concessions (permanent, seasonal, or occasional)
- k) Restaurants, Tea Houses, Coffee Shops, and other similar Retail Food Services
- l) Uses, buildings and structures accessory to and located on the same site as the principal building or permitted use.

10.2 Discretionary Uses

The following uses may be permitted in the C1- Neighborhood Convenience Commercial District but only by resolution of Council and only in locations specified by such resolution of Council:

- a) Licensed premises for the sale and consumption of alcoholic beverages
- b) Other innovative commercial uses consistent with street level retail and services
- c) Detached Garages
- d) Signs: Awning, Canopy, Freestanding, Fascia
- e) Solar Panels

10.3 Site Development Regulations

Permitted Uses

Minimum site area	280 m ²
Minimum floor area	75 m ²
Minimum site frontage	7.5 meters
Height	9.0 meters for the Principal building and 5.0 meters for accessory buildings
Maximum site coverage	75%
Minimum front yard	6.0 meters
Minimum rear yard	6.0 meters
Minimum side yard	No requirement except when the side site line is the boundary of any Residential, Community Service District or abuts a public street then the minimum side yard shall be 2.1 meters
Minimum Parking Spaces	2

10.4 Accessory Buildings and Structures

- a) Sale or demonstration goods in the front of a building, whether temporary or permanent, shall comply with any yard requirements.
- b) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

10.5 Temporary Buildings

- a) Temporary buildings shall not exceed one storey in height and shall not have a basement or a cellar.
- b) Temporary buildings shall be skirted and finished and shall be maintained at all times to the satisfaction of the Municipality.
- c) Temporary buildings shall not be connected to Village sewer or water supply systems.
- d) Shall make up no more than 10% of a site.

10.6 Driveways

- a) The location of a driveway from a site to a public thoroughfare classified as a major street shall be at the discretion of the Municipality.

10.7 Garbage and Storage

- a) Garbage and waste material shall be stored in weatherproof and animal proof containers in accordance with the Waste Bylaw and shall be located:
 - i. Within the principal building, or
 - ii. To the side or rear of the principal building.
- b) All outside garbage containers and garbage areas shall be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and exterior finish of the principal building on the site.
- c) Recycling materials shall be stored in weatherproof containers, screened from adjacent sites and public thoroughfares, and be in a location easily accessible for pick-up.
- d) No side or front yards shall be used for outdoor storage.
- e) Outside storage in a rear yard shall be limited to the storage that is incidental to the principal use of the site.

10.8 Other Requirements

- a) The Village may allow a building to be occupied by a combination of one or more of the uses listed for commercial district and each use shall be considered a separate use.
- b) The height, type and location of a fence in a commercial district shall be determined by the Village.

- c) Parking or storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.
- d) The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in a commercial district, must be acceptable to the Village having due regard to the amenities and the character of existing development in the district, as well as its effect on adjacent districts.

10.8.1 Signs shall conform to Section 4.32.

10.8.2 Artisan and Craft Shop Offices and Workshops

- a) All operations related to artisans, and craft shop offices and workshops shall be conducted within an enclosed building.
- b) No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

10.8.3 Live/Work Units:

The following development standards shall apply to all Live/Work Units:

- a) Work associated with a live/work unit shall be conducted entirely indoors, and shall not be undertaken in any attached garage space necessary for required parking;
- b) There shall be no exterior storage on the site in relation to the live/work unit, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property;
- c) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the dwelling containing the live/work unit shall be produced;
- d) The size and nature of the workspace shall be limited so that the building type may be governed by applicable building codes;
- e) The dwelling component of the live/work unit shall be not less than 30% of the gross floor area of the live/work unit. Any attached garage space necessary for required parking shall be excluded from the gross floor space ratio calculation. The provisions in Section 10.8.4 apply to all dwelling units.

10.8.4 Dwelling Unit Development Standards

- a) Dwellings may be developed in this zoning district when located on a second or higher floor over office, retail, restaurant, cafe, and similar uses on the main floor.
- b) Dwelling Units are permitted as long as the principal use is undergoing.
- c) Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use.
- d) Minimum floor area for each dwelling unit shall be 45 m².
- e) All dwelling units shall have an entrance separate from that of the commercial establishment.
- f) Dwelling units shall be located above or at the rear and attached to the principal commercial use.
- g) Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.
- h) The parking required for dwellings in this zoning district is additional to parking for the commercial uses.

- i) Council will consider discretionary use applications for dwellings in this zoning district with respect to the following criteria:
- inclusion of ground level commercial development in the proposal,
 - convenience of parking, and
 - appropriate size and quality of proposed dwelling units.

11.0 GENERAL COMMERCIAL DISTRICT (C2)

The purpose of this district is to provide for the development of general commercial uses.



No person shall within any C2-General Commercial District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

11.1 Permitted Uses

- a) Administrative Offices
- b) Animal Hospitals or Veterinary Clinics
- c) Bus Terminals
- d) Cafes and Restaurants
- e) Banks, Credit Unions, and other Financial Institutions
- f) Commercial Entertainment Establishments
- g) Commercial Recreation establishments such as Bowling Alleys, Arcades and Fitness centres
- h) Equipment and Tool Rental Establishments
- i) Gas Bars
- j) Movie Theatres
- k) Storefront Bakeries, Butcher Shops, and similar Food Processing with on-site retail sales
- l) Storefront Retail Stores and Outlets
- m) Service Stations, Motor Vehicle Repair Shops
- n) Newspaper Offices and Printing Plants and Services
- o) Hotels or Motels
- p) Uses, buildings and structures accessory to and located on the same site as the principal building or permitted use.
- q) Public Works Buildings and Structures (excluding warehouses, storage yards, and waste management or sewage facilities)
- r) Strip Malls
- s) Signs: Awning, Canopy, Fascia, Freestanding
- t) Wholesale Trade Establishments

11.2 Discretionary Uses

The following uses may be permitted in the C2-General Commercial District only by resolution of Council and only in locations specified by Council:

- a) Billboard Signs
- b) Car and Truck Washes
- c) Animal Clinics
- d) Lumber and Building Supply Establishments
- e) Construction Trades
- f) Licensed premises for the sale and consumption of alcoholic beverages
- g) Service Stations with or without car washes
- h) Solar Panels

11.3 Site Development Regulations

Commercial Uses

Minimum site area	930 m ² for service station, and 280m ² for gas bars Hotels and motel: 2230m ² All other uses: 464m ²
Minimum site frontage	30.0 meters for service stations and motels/hotels 10.0 meters for all other uses
Maximum site coverage	75%
Maximum height	10.0 meters except for Hotels: 25.0 meters
Minimum front yard	7.5 meters for service stations, 6.0 meters when abutting a residential district, otherwise none
Minimum side yard	No requirement except when the side site line is the boundary of any Residential, Community Service District or abuts a public street then the minimum side yard shall be 6.0 meters except when the rear site line abuts a railway right-of-way no rear yard need be provided.
Minimum rear yard	8.0 meters, except when the rear site line abuts a railway right-of-way no rear yard need be provided.

Strip Mall Site Development Regulations

Minimum site area	3,700 m ²
Minimum site frontage	75 meters
Maximum height	15.0 meters
Maximum site coverage	75%
Minimum front yard	7.5 meters
Minimum rear yard	9.0 meters. When the rear site line abuts a railway right-of-way no rear yard need be provided.
Minimum side yard	3.0 meters
Minimum Parking Spaces	1 parking space for each 23.2 m ² of floor area

11.4 Accessory Buildings and Structures

- a) For gas bars and service stations an open canopy may extend over a portion of required yards provide the supports are not located in the required yards and the edge of the canopy is at least 0.6 m from any property line.
- b) Sale or demonstration goods in the front of a building, whether temporary or permanent, shall comply with any yard requirements.
- c) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

11.5 Supplementary Regulations

- a) The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in a commercial district, must be acceptable to the Village having due regard to the amenities and the character of existing development in the district, as well as its effect on adjacent districts.
- b) All developments in commercial districts must be designed in accordance with the Village's other statutory and non-statutory plans.
- c) Where a proposed development is part of a larger area, the whole of which may eventually be developed and for which no overall development plan has been prepared, the Village may require the submission of a comprehensive Concept Plan before dealing with the application.
- d) The Village may allow a building to be occupied by a combination of one or more of the uses listed for commercial district and each use shall be considered a separate use.

11.6 Temporary Buildings

- a) Temporary buildings shall not exceed one storey in height and shall not have a basement or a cellar.
- b) Temporary buildings shall be skirted and finished and shall be maintained at all times to the satisfaction of the Municipality.
- c) Temporary buildings shall not be connected to Village sewer or water supply systems.
- d) Shall make up no more than 10% of the area of the site.

11.7 Projections into Yards

- a) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following:
 - b) Eaves and gutters of 0.6 m or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that any of the projections will not extend beyond the property line.

11.8 Driveways

The location of a driveway from a site to a public thoroughfare classified as a major street shall be at the discretion of the Municipality.

11.9 Fences and Screening

Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Screening shall:

- a) Consist of a solid fence, hedge, or wall over 1.5 meters in height in a side or rear yard and over 0.75 meters in a front yard.
- b) All sites abutting a residential district shall be screened from the view of the residential district.
- c) All apparatus on the roof shall be painted or screened from view from adjacent sites and public thoroughfares.
- d) Outside storage areas shall be screened from adjacent sites and public thoroughfares.
- e) No fence in a commercial district shall exceed 2.4 meters.
- f) No barbed wire or razor wire fences shall be allowed in a Commercial District.
- g) Outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Municipality.

- h) All exterior work areas, storage areas and waste handling areas must be screened from view from roadways and park reserves to the satisfaction of the Municipality.
- i) All wrecked or damaged vehicles, or parts thereof, located on the property shall be screened to the satisfaction of the Municipality.

11.10 Landscaping

- a) A landscaped strip of not less than 3.0 meters in width throughout lying parallel and abutting the front site line shall be provided on every site.
- b) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c) Where a site abuts any Residential or Community Service District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters in width throughout which shall not be used for any purpose except landscaping.

11.11 Outside Storage and Garbage Collection

- a) No outdoor storage shall be permitted in the required front yard of any commercial or industrial site. Sea and rail containers are a temporary use and shall be located in the rear yard.
- b) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the property, vehicles or vehicular parts.
- e) Garbage and waste material shall be stored in weatherproof and animal proof containers in accordance with the Waste Bylaw and shall be located:
 - i. Within the principal building, or
 - ii. To the side or rear of the principal building.
- f) All outside garbage containers and garbage areas shall be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and exterior finish of the principal building on the site.
- g) Recycling materials shall be stored in weatherproof containers, screened from adjacent sites and public thoroughfares, and be in a location easily accessible for pick-up.

11.12 Other Requirements

11.12.1 Parking Requirements

Strip malls or retail plazas	1 parking space for each 23.2 m ² of floor area
Stores and offices	1 parking space for every 46.5 m ² of gross floor area
Restaurants, other eating places	1 parking space for every four(4) patrons or seats
Theatres, places of assembly	1 parking space for every four (4) patrons or seats
Motels, motor hotels or hotels	1 parking space for each accommodation unit
Service Stations	1 ½ parking spaces for each service bay
All other uses	1 parking space for each 27.5 m ² of building floor area

11.12.2 Loading Requirements

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum area of an individual loading space shall be 17.0 m². Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
90 m² to 1300 m²	1 space
1300 m² to 2500 m²	2 spaces
<2500 m²	2 spaces +1 space for each 6500 m ² 2500 m ²

11.12.3 Signs shall conform to Section 4.32.

11.12.4 Strip Malls

- a) Strip Malls, when permitted, must be primarily for pedestrian use and accessible to the public from both the street and from the development.
- b) Council will consider the appropriate separation to other uses that may be incompatible with Shopping Centre/Strip Mall retail and service activities.
- c) Council will consider the potential uses and street access to the site when making a discretionary use decision on a proposed shopping centre/strip mall. Ingress and egress points shall be designed to minimize conflict with adjacent land uses and not pose a safety hazard.
- d) Other criteria may include the street façade, main street entrance, windows along the street and the relaxation of on-site parking requirements.

- e) Landscaping shall be provided acceptable to Council. If abutting a Residential District, a suitable buffer composed of tree planting or a hedge shall be provided.

11.12.5 Drive-Thru Restaurants:

- a) Restaurants with drive thru sales shall have room on site for at least 5 cars in the ordering line and this line shall not block access to parking stalls.
- b) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

11.12.6 Service Stations

- a) The minimum lot area for a service station shall be 900 m², with a required 30 meter frontage and 7.5 meter front yard.
- b) On a corner lot, only one access shall be constructed on the flankage, located a minimum of 6.0 meters from the intersection.
- c) Fuel pumps and other accessory equipment shall be located not less than 6.0 meters from any street or site line.
- d) All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.

11.12.7 Dwelling Unit Development Standards

- a) Dwellings may be developed in this zoning district when located on a second or higher floor over office, retail, restaurant, cafe, and similar uses on the main floor.
- b) Dwelling Units are permitted as long as the principal use is undergoing.
- c) Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use.
- d) Minimum floor area for each dwelling unit shall be 45 m².
- e) All dwelling units shall have an entrance separate from that of the commercial establishment.
- f) Dwelling units shall be located above or at the rear and attached to the principal commercial use.
- g) Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.
- h) The parking required for dwellings in this zoning district is additional to parking for the commercial uses.
- i) Council will consider discretionary use applications for dwellings in this zoning district with respect to the following criteria:
 - i. inclusion of ground level commercial development in the proposal,
 - ii. convenience of parking, and
 - iii. appropriate size and quality of proposed dwelling units.

12.0 BUSINESS PARK DISTRICT (BP)

The purpose and intent of this district is to provide for light manufacturing, warehousing, service Business Park, and service oriented commercial uses that are carried on within the primary building and accessory buildings on the site.



No person shall within any BP-Business Park District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

12.1 Permitted Uses

- a) Car and Truck Washes
- b) Business Offices
- c) Construction Trades
- d) Greenhouses, Tree and Plant Nurseries
- e) Government and Professional Service Offices
- f) Commercial Schools
- g) Drive Thru Restaurants
- h) Rental Stores
- i) Signs: Awning, Canopy Fascia, Freestanding
- j) Uses, buildings and structures accessory to and located on the same site as the principal building or permitted use.
- k) Service Stations or Gas Bars
- l) Storage Facilities
- m) Public Works Buildings and Structures, warehouses, storage yards, (excluding waste management or sewage facilities)
- n) Wholesale Trade Stores, Offices and Warehouses

12.2 Discretionary Uses

The following uses may be permitted in the BP-Business Park District only by resolution of Council and only in locations specified by Council:

- a) Auction Establishments
- b) Auto body and Paint shops
- c) Billboard Signs
- d) Bottle Depots

- e) Animal Kennels
- f) Lumber Yards, Building Supply and Home Improvement Stores
- g) Motor Vehicle, Recreational Vehicle, Trailer, and / or Farm Machinery Sales, Storage and Servicing
- h) Solar Panels
- i) Storage and Distribution Centres

12.3 Prohibited Uses

Business Park uses which emit airborne pollutants and/or noxious odors which have fire or explosive risks.

12.4 Site Development Regulations

Commercial Uses

Minimum site area	464m ² for all uses except 929 m ² for service stations
Minimum site frontage	30.0 meters
Maximum site coverage	75%
Maximum height	14.0 meters
Minimum front yard	6.0 meters except 7.5 meters for service stations
Minimum rear yard	6.0 meters unless the rear lot line abuts a railway in which case no rear yard is required
Minimum side yard	3.0 meters except when the side site line is the boundary of any Residential, Community Service District or abuts a public street then the minimum side yard shall be 6.0 meters

Light Industrial Uses

Minimum site area	1860m ²
Minimum site frontage	30 meters (100 feet)
Maximum site coverage	75%
Maximum height	14.0 meters
Minimum front yard	6.0 meters unless abutting the highway or service road than 9.0 meters
Minimum rear yard	6.0 meters unless the rear lot line abuts a railway in which case no rear yard is required
Minimum side yard	3.0 meters except when the side site line is the boundary of any Residential, Community Service District or abuts a public street then the minimum side yard shall be 6.0 meters

12.5 Accessory Buildings

- a) For gas bars and service stations an open canopy may extend over a portion of required yards provide the supports are not located in the required yards and the edge of the canopy is at least 0.6 m from any property line.
- b) Sale or demonstration goods in the front of a building, whether temporary or permanent, shall comply with any yard requirements.
- c) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

12.6 Supplementary Regulations

- a) The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in a Business Park District, must be acceptable to the Municipality having due regard to the amenities and the character of existing development in the District, as well as its effect on adjacent Districts.
- b) All developments in the Business Park Districts must be designed in accordance with the Village’s statutory and non-statutory plans.
- c) Where a proposed development is part of a larger area, the whole of which may eventually be developed and for which no overall development plan has been prepared, the Village may require the submission of a Master Site Concept Plan before dealing with the application.
- d) The Municipality may allow a building to be occupied by a combination of one or more of the uses listed for Business Park District and each use shall be considered a separate use.

12.7 Temporary Buildings

- a) Temporary buildings shall not exceed one storey in height and shall not have a basement or a cellar.
- b) Temporary buildings shall be skirted and finished and shall be maintained at all times to the satisfaction of the Municipality.
- c) Temporary buildings shall not be connected to Village sewer or water supply systems.
- d) Shall make up no more than 10% of the area of the site.

12.8 Driveways

The location of a driveway from a site to a public thoroughfare classified as a major street shall be at the discretion of the Municipality.

12.9 Fences and Screening

Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Screening shall:

- a) Consist of a solid fence, hedge, or wall over 1.5 meters in height in a side or rear yard and over 0.75 meters in a front yard.
- b) All sites abutting a residential district shall be screened from the view of the residential district.
- c) All apparatus on the roof shall be painted or screened from view from adjacent sites and public thoroughfares.
- d) Outside storage areas shall be screened from adjacent sites and public thoroughfares.
- e) No barbed wire, or razor wire fences shall be allowed in a Business Park.
- f) All business park sites adjacent to Residential Districts shall screen or paint roof apparatus to the satisfaction of the Municipality.
- g) Outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Village.
- h) All exterior work areas, storage areas and waste handling areas must be screened from view from roadways and park reserves to the satisfaction of the Municipality.
- i) All wrecked or damaged vehicles, or parts thereof, located on the property shall be screened to the satisfaction of the Municipality.

12.10 Landscaping

- a) A landscaped strip of not less than 3.0 meters in width throughout lying parallel and abutting the front site line shall be provided on every site.

- b) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c) Where a site abuts any Residential or Community Service District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters in width throughout which shall not be used for any purpose except landscaping.

12.11 Outside Storage and Garbage Collection

- a) No outdoor storage shall be permitted in the required front yard of any commercial or industrial site. Sea and rail containers are a temporary use and shall be located in the rear yard.
- b) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the property, vehicles or vehicular parts.
- e) Garbage and waste material shall be stored in weatherproof and animal proof containers in accordance with the Waste Bylaw and shall be located:
 - i. Within the principal building, or
 - ii. To the side or rear of the principal building.
- f) All outside garbage containers and garbage areas shall be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and exterior finish of the principal building on the site.
- g) Recycling materials shall be stored in weatherproof containers, screened from adjacent sites and public thoroughfares, and be in a location easily accessible for pick-up.

12.12 Design and Performance Standards

12.12.1 The design and placement of buildings shall be to the discretion of the Municipality who shall give regard to, but not be limited to:

- a) Building design,
- b) Building interface treatments,
- c) Site lighting,
- d) Outside storage,
- e) Landscaping, and
- f) Vehicular and Pedestrian circulation.

12.12.2 Business Park operations including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- a) Noise: emit no noise beyond the boundary of the site on which the operation takes place.
- b) Smoke: no process involving the use of solid fuel is permitted.
- c) Dust or ash: no process involving the emission of dust, fly ash or other particulate matter is permitted.
- d) Odor: the emission of any odorous gas or other odorous matter is prohibited.
- e) Toxic gases: the emission of any toxic gases or other toxic substances is prohibited.
- f) Glare or heat: no operation shall be carried out that would produce glare or heat discernible beyond the property lines of the site.
- g) External storage: external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the Municipality. No storage is permitted in the front yard.
- h) Business Park wastes: waste which does not conform to the standards established from time to time by Village Bylaws shall not be discharged into any Village sewers.
- i) The onus of proving to the Municipality that a proposed development does and will comply with these requirements rests with the developer.

12.13 Other Requirements

12.13.1 Parking Requirements

Off-street parking requirements shall be provided in accordance with the following:

Commercial trade activities	1 parking space for each 75 m ² of building floor area
Warehouses or manufacturing activities	1 parking space for each 90 m ² of gross floor area
Offices and Retail Stores	1 parking space for every 46.5 m ² of gross floor area
Restaurants, other eating places	1 parking space for every four(4) patrons or seats
Service Stations	1 ½ parking spaces for each service bay
All other uses	1 parking space for each 27.5 m ² of building floor area

12.13.2 Loading Requirements

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum

area of an individual loading space shall be 17.0 m². Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
90 m ² to 1300 m ²	1 space
1300 m ² to 2500 m ²	2 spaces
<2500 m ²	2 spaces +1 space for each 6500 m ² 2500 m ²

12.13.3 Signs shall conform to Section 4.32.

12.13.4 Drive-Thru Restaurants:

- a) Restaurants with drive thru sales shall have room on site for at least 5 cars in the ordering line and this line shall not block access to parking stalls.
- b) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

12.13.5 Service Stations

- a) The minimum lot area for a service station shall be 900 m², with a required 30 meter frontage and 7.5 meter front yard.
- b) On a corner lot, only one access shall be constructed on the flankage, located a minimum of 6.0 meters from the intersection.
- c) Fuel pumps and other accessory equipment shall be located not less than 6.0 meters from any street or site line.
- d) All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.

12.13.6 Auto Body Shops

The following additional considerations shall be made for all applications for an Auto body Shop or similar operation.

- a) This includes auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal and similar uses.
- b) Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the development officer.
- c) A Performance Bond may be required by Council to ensure the proposal meets the development standards.

13.0 FUTURE URBAN DEVELOPMENT DISTRICT (FUD)

The purpose and intent of this district is to protect land from premature subdivision and development while allowing for compatible interim uses.



No person shall within any FUD-Future Urban Development District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.

13.1 Permitted Uses

- a) Accessory Buildings and Accessory Uses
- b) Agricultural Uses
- c) Cemeteries
- d) Crop Farming (on an existing parcel without any buildings)
- e) Crop Farming (including a dwelling and farm buildings)
- f) Public Works Buildings and Structures, warehouses, storage yards, (including waste management or sewage facilities, operated by a public authority).

13.2 Discretionary Uses

- a) Golf Courses
- b) Green Houses
- c) Market Gardens
- d) Outdoor Recreation Facilities
- e) Home Based Businesses or Occupations
- f) Existing Single Detached Dwellings
- g) New Single Residential Dwellings as an accessory use
- h) Signs: Awning, Billboard, Canopy, Fascia or Freestanding
- i) Solar Panels
- j) Sports Fields
- k) Sports Arenas
- l) Tree and Plant Nurseries
- m) Tourist Campgrounds
- n) Wind Turbines

13.3 Site Development Regulations

- 13.3.1** All minimum requirements are at the discretion of the Village.
- 13.3.2** All maximum limits are at the discretion of the Village.
- 13.3.3** The Municipality may impose any conditions they deem necessary to carry out the purpose and intent of this District.

13.4 Other Regulations

- 13.4.1** Single Detached Dwellings:
- a) To recognize existing use, Council will consider building or expansion of single detached dwellings in a FUD District on a site that holds an existing single detached dwelling.
 - b) The approval of development of a single detached dwelling on vacant or idle land, or in a new subdivision for large site residential use, will not be considered except in conjunction with the adoption of a Concept Plan to the Official Community Plan that designates the area for large site residential use.
 - c) Council may consider approval of a single detached dwelling as an accessory use to another existing use, where the location will not interfere with future development pursuant to the Official Community Plan and any Concept Plan adopted under that plan.

13.4.2 Signs shall conform to Section 4.32

In approving a billboard sign for a vacant parcel of land in this District, Council may limit the validity of the approval to a maximum of five (5) years where the site is in the path of future development.

14.0 REPEAL AND ADOPTION

Bylaw #21/86 as amended shall be repealed upon Bylaw 06-2012, the Zoning Bylaw, coming into force and effect.

14.1 Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

14.2 Council Readings and Adoption

Read a first time this	3rd day of	April,	2012
Read a second time this	day of		2012
Read a third time this	day of		2012
Adoption of Bylaw this	day of		2012

MAYOR

SEAL

ADMINISTRATOR

APPENDIX “A” - Development Permit Application Requirements

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Every development permit application shall include:

1) Application Form

A completed application form.

2) Site Plan

Two copies of a proposed development site plan.

3) Building Plan

A plan showing, with labels, the elevations, floor plan, and a perspective drawing of the proposed development.

4) Landscape Plan

A landscape plan showing, with labels, the following:

- a) the existing topography,
- b) the vegetation to be retained and/or removed,
- c) the type and layout of:
 - i. hard (e.g., structures) and soft (e.g., vegetation) landscaping,
 - ii. the open space system, screening, berms, slopes,
 - iii. other, as required, to effectively administer this Bylaw,
- d) the types, sizes and numbers of vegetation materials;
- e) areas to be damaged or altered by construction activities and proposed methods of restoration;
- f) a schedule of site stripping and grading, construction, and site restoration, including methods to be employed to reduce or eliminate erosion by wind, water, or by other means; and
- g) historical and archaeological heritage resources and management areas (a Heritage Resource Assessment as prescribed under The Heritage Property Act may be required).

5) Vicinity Map

A vicinity map showing, with labels, the location of the proposed development in relation to adjacent lands:

- a) Nearby municipal roads, highways and railways,
- b) Significant physical features, environmentally sensitive areas, and more or less pristine natural areas or features, especially undisturbed grassland, wooded ravines, and water feature or stream courses,
- c) Critical wildlife habitat and management areas,
- d) Mineral extraction resources and management areas, and
- e) Other as required, to effectively administer this Bylaw.

6) Certificate of Title

A copy of the Certificate of Title, indicating ownership and all encumbrances.

7) Valid Interest

Development permit applicants shall be required to provide information, to the Development Officer's or Council's satisfaction, that they have a current, valid interest in the land proposed for development.

- a) Proof of current valid interest may include:
 - i. proof of ownership
 - ii. an agreement for sale
 - iii. an offer or option to purchase
 - iv. a letter of purchase
 - v. a lease for a period of more than 10 years
 - vi. other, as determined and accepted by Council, or the Development Officer.

8) Site Description for Subdivision Applications

- a) A proposed plan of subdivision prepared by a Saskatchewan Land Surveyor or Professional Community Planner and signed by the registered site owner or appointed agent;
- b) A metes and bounds description prepared by the Information Services Corporation, which is accompanied by an accurate sketch;
- c) Photographic Information
- d) Photographs showing the site in its existing state.

Note: Prior to making a decision on a subdivision, permitted or discretionary use, Council may refer the application to whichever Government Agencies, the District Corridor Planning Group, or interested groups, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant (refer to Section 3).

Village of Grand Coulee
Application for a Development Permit

1. Applicant:

a) Name: _____
b) Address: _____ Postal Code: _____
c) Telephone Number: _____ Cell phone: _____

2. Registered Owner: as above, or:

a) Name: _____
b) Address: _____
Postal Code: _____
c) Telephone Number: _____

3. Property: Legal Description

Lot(s) _____ Block _____ Reg. Plan No. _____

4. Lot Size:

Dimensions _____ Area _____

5. Existing Land Use:

6. Proposed Land Use/description of Proposed Development:

7. Proposed date of Commencement: _____

Proposed date of Completion: _____

8. Other Information:

9. FOR NEW CONSTRUCTION PROVIDE a DETAILED SITE PLAN, drawn to scale on a separate sheet showing, with labels, the following existing and proposed information:

- a) a scale and north arrow,
- b) a legal description of the site,
- c) mailing address of owner or owner's representative,
- d) site lines,
- e) Bylaw site line setbacks,
- f) front, rear, and side yard requirements,
- g) site topography and special site conditions (which may require a contour map), including ponds, streams, other drainage runs, culverts, ditches, and any other drainage features,
- h) the location of any buildings, structures, easements, and dimensioned to the site lines,
- i) the location and size of trees and other vegetation, especially natural vegetation, street trees, and mature growth,
- j) proposed on-site and off-site services,
- k) landscaping and other physical site features,
- l) a dimensioned layout of parking areas, entrances, and exits,
- m) abutting roads and streets, including service roads and alleys,
- n) an outline, to scale, of adjacent buildings on adjoining sites,
- o) the use of adjacent buildings and any windows overlooking the new proposal,
- p) fencing or other suitable screening,
- q) garbage and outdoor storage areas,
- r) other, as required by the Development Officer or Council to effectively administer this Bylaw.

10. Declaration of Applicant:

I, _____ of the _____ of

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

I agree to indemnify and hold harmless the Village of Grand Coulee from and against any claims, demands, liabilities, costs and damages elated to the development undertaken pursuant to this application.

Date: _____ Signature: _____

APPENDIX “B” – Notice of Decision for a Development Permit or Zoning Bylaw Amendment

Village of Grand Coulee

Notice of Decision for a Development Permit or Zoning Bylaw Amendment

To: _____ of _____
(Applicant) (Address)

This is to advise you that your application for a:

- ___ Permitted Use or Form of Development, or
- ___ Discretionary Use or Form of Development, or
- ___ Request for a Zoning Bylaw Amendment

Has Been:

- ___ Approved.
- ___ Approved subject to conditions or Development Standards, as listed in the attached schedule
- ___ Refused for the following reason:

If your application has been approved with or without conditions, this form is considered to be the Development Permit granted pursuant to the Zoning Bylaw.

Right of Appeal

Please be advised that under Section 59 of *The Planning and Development Act, 2007*:

___ you may **Not appeal the refusal** of your application for a use or form of development that is not permitted within the zoning district of the application.

___ you may **NOT appeal the refusal** of your application for a discretionary use or form of development

___you may **NOT appeal the refusal** of your application for an amendment to the zoning Bylaw

___you **MAY APPEAL those standards** that you consider excessive in the approval of the discretionary use of form of development, or

___you **MAY APPEAL the refusal** of your application if you feel that the Development Officer has misapplied the Zoning Bylaws in the issuing of this permit.

Your Appeal must be submitted in writing within 30 days of the date of this notice to :

**Secretary, Development Appeals Board
Village of Grand Coulee
GBS#200, Box 72, R.R.2.
Grand Coulee, Sask.
S4P 2Z2**

Date: _____

Development Officer

Note:

This Permit expires 12 months from the date of issue.

A Building Permit is also required for a building construction.