

Village of Bethune
Bylaw 2/90
Zoning Bylaw

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PART I

DEFINITIONS

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

Accessory use: shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Alteration: shall mean any structural change or any addition made to any building.

Apartment house: shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one person or one family, as distinct from a hotel, rooming house or boarding house.

Building: shall mean any structure constructed or placed on, in or over land, but does not include a public highway.

Building, accessory: shall mean a subordinate detached building appurtenant to a main building or main use, and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the main building or main use.

Building line, established: shall mean 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 has been built upon.

Council: shall mean the Council of the Village of Bethune.

Day Care Facility: the use of a building or portion of a building in which care, instruction and supervision of children is provided for periods of more than 3 but less than 24 consecutive hours and for at least 12 consecutive weeks in the year. This includes all day care centres, early childhood service facilities, and nurseries that meet this definition. (AMENDED – May 3, 2022)

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

Development Permit: a document authorizing a development issued pursuant to this bylaw but does not include a building permit.

Discretionary Use: a use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.

Duplex: shall mean a building divided into two dwelling units located side by side under one roof, sharing party walls and straddling a parcel boundary. (AMENDED – June 1, 2021)

Dwelling unit: shall mean one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one of more persons.

Dwelling, one-unit: shall mean a separate building designed for or occupied exclusively as one dwelling unit.

Dwelling, two-unit: shall mean a separate building designed for or occupied exclusively as two dwelling units.

Dwelling, multiple-unit: shall mean a building divided into three or more dwelling units as herein defined, and shall include amongst others, terrace or row houses and apartments as distinct from a boarding or lodging house, rooming house, hotel or motel.

Floor area: shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling any private garage, porch, verandah, sunroom, unfinished attic or unfinished basement.

Garage, private: shall mean a building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity of not more than two vehicle spaces for each dwelling unit to which the garage is accessory.

Garage, public: shall mean a building or part of a building other than a private garage used for the storage, car repair servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display.

Home Occupation: an occupation, trade, profession or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence.

Hotel: shall mean a building or structure or part of a building or structure kept, used or advertised as a place where sleeping accommodation with or without meals is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, lodging or rooming house, or tourist home.

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

Mayor: shall mean the Mayor of the Village of Bethune.

Minister: shall mean the Minister of Urban Affairs for the Province of Saskatchewan.

Mobile home: shall mean a factory-built dwelling manufactured to the Canadian Standards Association code CSA-Z240 (MH) standard, designed to be transported to a site on its own chassis and axles, and capable of being relocated, whether or not the running gear has been removed, and that is:

- a) used or intended for use as a year-round dwelling;
- b) designed and constructed to be connected to municipal or private utilities; and
- c) intended to be placed on a temporary or permanent foundation.

A mobile home does not include a modular home, a manufactured home built to the CSA-A277 standard, or a ready-to-move (RTM) dwelling. (Amended by Bylaw 2025-06 Jan. 13, 2026)

Mobile home development: shall mean any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such manner that each home is situated on its own site, each of which shall contain a minimum site area of 372 square metres (4,000 ft²) 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 park: shall mean any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home park, but does not include an industrial or construction camp or any such park if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

Modular Home, manufactured Home: shall mean a factory-built dwelling unit constructed as a whole or modular unit, designed to be moved on a removable chassis and intended to be used as a dwelling unit certified by the manufacturer as complying with the Canadian Standards Association Code CSA-A277. (Amended by Bylaw 2025-06 Jan. 13, 2026)

Motel: shall mean a series of dwelling units, intended for the use of automobile transients, each unit containing at least a bedroom and bathroom, and each unit having convenient access to a parking space for the use of the occupants.

Non-conforming use:

- i) means a lawful specific use: being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued will not, comply with the zoning bylaw.

Parking lot: shall mean an open area other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation, or as an accommodation for clients and customers.

Parking space, automobile: shall mean a space within a building or parking lot for the parking of one (1) automobile including convenient access to a public land or street.

Permitted Use: shall mean a use of land of buildings that shall be permitted in a district where all requirements of the bylaw are met.

Ready-to-Move Home (RTM): shall mean a one-unit dwelling constructed off-site to National Building Code standards and moved on and permanently attached to a foundation meeting national Building code standards. (Amended by Bylaw 2025-06 Jan. 13, 2026)

Row house: shall mean a building divided into three or more dwelling units located side by side under one roof and sharing party walls.

Sea Can Storage Containers: means a prefabricated metal container or box specifically constructed for the transport of goods by rail, ship, or transport truck. May be repurposed as an innovative way to construct an accessory structure or use to the principal building. The base on which the container is situated has no effect on this definition. (i.e.: a storage container placed upon a trailer still falls under the storage container definition and regulations). (AMENDED – Nov. 7, 2023)

Secondary Suite: means 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. (AMENDED – August 13, 2024)

Site: shall mean an area of land 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 line, front: shall mean the boundary that divides the site from the street. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street.

Site line, rear: shall mean the boundary at the rear of the site and opposite the front site line.

Site line, side: shall mean a site boundary other than a front or rear site line.

Street: shall mean a public thoroughfare which affords the principal means of access to abutting property.

Structure: shall mean anything that is built, constructed or erected and located on the ground, or attached to something located on the ground.

Tourist campsite: shall mean a site which provides for the temporary location of tents and trailers used by travelers and tourists for overnight accommodation.

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

Village: shall mean the Village of Bethune.

Village Administrator: shall mean the Village Administrator of the Village of Bethune.

Yard: shall mean any part of a site unoccupied and unobstructed by any main building.

Yard, front: shall mean a yard extending across the full width of a site between the front line of the site and the nearest main wall of the main building or structure on the site.

Yard, rear: shall mean a yard extending across the full width of the site between the rear line of the site and the nearest main wall of the main building or structure on the site.

Yard, side: shall mean a yard extending from the front yard to the rear yard between the side line of a site and the nearest main wall of the main building or structure on the site.

SCOPE

No development shall hereafter be permitted within the limits of the municipality, except in conformity with the provisions of this bylaw.

Metric measurement prevail. Imperial measurements are approximate and are provided for information only.

PART II

ZONING DISTRICTS

1.0 Classification of Zoning Districts

In order to carry out the purposes and regulations of this bylaw, the municipality is hereby divided into five (5) classes of zoning districts to wit:

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UR	- Urban Reserve	8
R	- Residential	9
C	- Commercial	14
HC	- Highway Commercial	17
I	- Industrial	19

2.0 Boundaries of Zoning Districts

The boundaries of such districts referred to in Section 1 together with explanatory legend, notation and reference, are shown in the map entitled "Zoning District Map". Where shown along streets and lanes, the boundaries, unless otherwise indicated on the map, shall be interpreted to be the boundaries of the allowances of the streets and lanes; where zoning district boundaries are not shown along streets and lanes and where the property has been subdivided into blocks of sites, the boundaries shall be construed to be the site lines; in unsubdivided land, the boundaries shall be determined by the scale shown on the map.

3.0 The Zoning District Map

The map bearing the statement "*This is the Zoning District Map referred to in the Bylaw No. 9/20*", adopted by the Village of Bethune and signed by the Mayor and Administrator under the seal of the Village, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this bylaw, as if embodied herein.

4.0 District Schedules

The following are the schedules of uses and regulations pertaining to the various zoning districts under this bylaw.

4.1 UR – URBAN RESERVE DISTRICT

1 Uses Permitted:

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a UR – Urban Reserve District, only the following uses shall be permitted.

- A. Agricultural
Field crops, truck farming, market gardening, tree nurseries, and any other similar agricultural uses, but not included the care and raising of animals or birds except as allowed in Part C below.
- B. Recreational
Sports fields, parks, golf courses, skating rinks, curling rinks, and other similar uses, including tourist campgrounds.
- C. Offices and clinics of veterinary surgeons
- D. Radio and television transmitter towers
- E. Lagoon and sanitary land fill sites, cemeteries, municipal buildings and facilities
- F. Accessory
Buildings, structures or uses accessory to and located on the same site with the main use including single family dwellings accessory to the main use and occupied by the owner, caretaker or manager of the main use.

1.1 Discretionary Uses: (AMENDED – Nov. 7, 2023)

The following uses may be located in any UR – Urban Reserve District, but only by resolution of Council and only in locations specified in such resolution of Council.”

- a) Sea Can Storage Containers

2 Regulations:

- A. Site area – minimum
 - Lagoon or sanitary land fill sites – recreational 4 hectares (10 acres)
 - Radio and television transmitter towers 1.2 hectares (3 acres)
 - Offices and clinics of veterinary surgeons 1.2 hectares (3 acres)
 - Agricultural use (Amended 7-Sep-21) 16 hectares (40 acres)
 - All other uses (Amended 7-Sep-21) 0.8 hectares (2 acres)
 - Parcels severed by roadway, highway or Railway Right of Way 0.0 – 0.8 hectares (2 acres or smaller) (Amended 7-Sep-21)
- B. A maximum of two one-unit dwellings is permitted on any one agricultural land holding.
- C. All buildings shall be set back at least 15 metres (50 feet) from the edge of any highway or road.
- D. Signs and billboards are prohibited except for signs showing the names and occupants, information signs bearing no advertising, and signs bearing notices of sale or lease. No sign shall have a facial area exceeding 0.4 square metres (4 ft².)

4.2 R – RESIDENTIAL DISTRICT

1 Uses Permitted:

Subject to all other provisions of this bylaw, on any site in any district defined, designated, or described in this bylaw as an R – Residential District, only the following uses shall be permitted.

A. Residential

1. One unit dwellings
2. Two unit dwellings
3. Boarding, lodging, or rooming houses
4. Duplexes (AMENDED – June 1, 2021)
5. Secondary Suites in accordance with Section 15.
6. Modular Homes, Manufactured Homes and RTM. (Amended by Bylaw 2025-06 Jan. 13, 2026)

B. Institutional

1. Churches, religious institutions
2. Schools, educational institutions
3. Hospitals, sanatoria, clinics, convalescent homes, health centres, cemeteries
4. Libraries, cultural institutions
5. R.C.M.P. Barracks

C. Recreational

Public sports fields, parks, skating rinks, curling rinks, and other similar uses.

D. Home Occupations

Discretionary use

E. Accessory

Accessory uses, buildings, or structures located on the same site are permitted only where a principal use had been lawfully established on the same site, and such accessory uses shall be clearly subordinate and incidental to the principal use or principal building, (Amended by Bylaw 2025-06 Jan. 13, 2026)

1.1 Discretionary Uses: (AMENDED – Nov. 1, 2011)

The following uses may be located in any R – Residential District, but only by resolution of Council and only in locations specified in such resolution of Council.

1. Homes for the aged, apartment houses, row houses, and other similar types of multiple unit dwellings.
2. Lodges, fraternal organizations, social clubs.
3. Home Based Occupation or business.
4. Postal outlet, parcel package delivery points or warehouse storage for the purpose of mail or parcel delivery point access.

2 Regulations:

A. One-unit dwelling

Minimum site area	557 square metres (6,000 ft ²) where the site is served by a lane, otherwise 697 square metres (7,500 ft ²)
Minimum site frontage	20 metres (65.61 feet) (AMENDED – 12-Mar-12)
Minimum front yard	6 metres (20 feet)
Minimum side yard	1.5 metres (5 feet)
Minimum rear yard	7.6 metres (25 feet) In the case of a new subdivision of corner lots where the new lot will front onto a side street, the new lot rear yard setback may be reduced to 5 metres (16.4 feet) at the discretion of Council. (AMENDED - May 3, 2005)
Minimum floor area	70 square metres (750 ft ²)

B. Two-unit dwellings

Minimum site area	557 square metres (6,000 ft ²) where the site is served by a lane, otherwise 743 metres (8,000 ft ²)
Minimum site frontage	18 metres (60 feet) where the site is served by a lane, otherwise 21 metres (70 feet)
Minimum front yard	6 metres (20 feet) Minimum side yard 1.5 metres (5 feet) Minimum rear yard 7.6 metres (25 feet)

C. Apartment houses

Minimum site area	650 square metres (7,000 ft ²) where the site is served by lane, otherwise 850 square metres (9,150 ft ²)
Minimum site frontage	18 metres (60 feet) where the site is served by a lane, otherwise 21 metres (70 feet)
Minimum front yard	7.6 metres (approximately 25 feet)
Maximum site coverage	<ul style="list-style-type: none">interior lot 50%corner lot 60%
Minimum side yard	3.7 metres (12 feet) or one-half the average wall height, whichever is the greater
Minimum floor area	70 square metres (750 ft ²) per dwelling unit except in the case of apartments intended for single-person or two-person occupancy in which case the minimum floor area shall be 46 square metres (500 ft ²)

D. Boarding, lodging, rooming houses

Are subject to all the regulations pertaining to two-family dwellings in this district. Each person staying in a boarding or rooming house must be provided with at least 14 square metres (150 ft²) of private living space. Each person must have access to a heated water closet located on the same floor as his room.

Not more than six (6) people shall share any water closet.

E. Row Housing – Multi Unit Dwelling

i) Row Housing (AMENDED – Apr. 2, 2013)

Minimum site area coverage	650 square metres (7,000 ft ²) Minimum site 40%
Minimum front yard	6 metres (20 feet)
Minimum side yard	2.4 metres (8 feet) on the side of each end unit
Minimum floor area	70 square metres (750 ft ²) per dwelling Unit

ii) Multi-Unit Dwelling (AMENDED – Apr 2, 2013)

Minimum site area coverage	144 square metres (1,550 ft ²) Minimum site 40%
Minimum front yard	6 metres (20 feet)
Minimum side yard	2.4 metres (8 feet) on the side of each end unit
Minimum side yard – Attached Dwellings/Units	0.00 m
Minimum floor area	70 square metres (750 ft ²) per dwelling unit

F. Home Occupations

1. Home occupations may only be located in single-detached, two unit or multiple unit dwellings or mobile homes or in a building accessory to the dwelling.
2. Home occupations shall be conducted entirely within the dwelling unit or accessory to the dwelling.
3. Other than the one permitted business sign, not to exceed 0.1 square metres (1 square foot) in area, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.
4. Only one business vehicle may be parked on the residential lot, and that vehicle must be less than 3500 kg (7716 lb.) in net weight.

G. Institutional Uses

Minimum site area	750 square metres (8,000 ft ²) where the site is served by a lane, otherwise 850 square metres (9,150 ft ²)
Minimum site frontage	18 metres (60 feet) where the site is served by a lane, otherwise, 21 metres (70 feet)
Minimum front yard	6 metres (20 feet)
Minimum side yard	3 metres (10 feet) or one-half the building height, whichever is the greater
Minimum rear yard	7.6 metres (25 feet)

H. Duplexes (AMENDED – June 1, 2021)

Minimum site area	600 square metres (6,450 ft ²)
Minimum site coverage	40%
Minimum front yard	6 metres (20 feet)
Minimum side yard	1.22 metres (4 feet)
Minimum floor area	70 square metres (750 ft ²) per dwelling unit
Minimum site frontage	15.24 metres (50 feet)

I. Modular Homes, Manufactured Homes and RTMs

Minimum site area	600 square metres (6,450 ft ²)
Minimum site coverage	40%
Minimum front yard	6 metres (20 feet)
Minimum side yard	1.22 metres (4 feet)
Minimum floor area	70 square metres (750 ft ²) per dwelling unit
Minimum site frontage	15.24 metres (50 feet)

(Amended by Bylaw 2025-06 January 13, 2026)

J. Mobile Homes

Mobile homes are prohibited within the R – Residential District. Only conventionally constructed dwellings (one-unit, two-unit, duplex, or multi-unit as permitted or discretionary uses) are allowed. (Amended by Bylaw 2025-06 January 13, 2026)

K. Regulations

1. No side or front yards shall be used for the storage or collection of goods or commodities or other form of materials. All automobile parts, dismantled vehicle and similar articles shall be stored within a building.
2. No yard or portion thereof shall be used for the storage of machinery.
3. No driveway shall be constructed or developed in any side yard unless that yard is at least 3.7 metres (12 feet) in width.
4. No accessory building shall be located in any portion of a required front or side yard.
5. All accessory buildings with a door or doors opening onto a street or lane shall not be located less than 1.8 metres (6 feet) from the site line abutting that street or lane.
6. Off-street parking shall be provided in accordance with the schedule set out in Section 11.0 of this bylaw.
7. Signs and billboards are prohibited except signs showing the names of occupants, signs bearing notices of sale or lease or other information relating to a temporary condition affecting the premises, and signs relating to home occupations as specified above. Such signs shall not have a facial area exceeding 0.7 square metres (4 ft²).
8. No side or front yards shall be used for the storage or collection of goods or combinations or other form of materials, nor for the parking of automobiles. All automobile parts, dismantled vehicles and similar articles shall be stored within a building

4.3 C – COMMERCIAL DISTRICT

1 Uses Permitted:

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a C – Commercial District, only the following uses shall be permitted.

A. Commercial

1. Banks, offices, studios
2. Bakeries with retail sales
3. Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repairs and similar types of personal service establishments
4. Medical and dental offices, clinics and surgeries
5. Printing plants, newspaper offices
6. Restaurants, confectionaries and other places for the sale and consumption of food and related items
7. Retail stores
8. Telegraph offices, express offices, radio and television stations
9. Theatres, assembly halls, commercial recreational establishments
10. Licensed beverage rooms and other places for the sale and consumption of beer, wine, and spirits with or without food
11. Skating rinks and curling rinks
12. Car Wash Facilities/Establishments (AMENDED – June 9, 2015)
13. Day Care Facilities (AMENDED – May 3, 2022)

B. Institutional

1. Churches, church halls
2. Lodges, fraternal organizations, social clubs
3. Libraries, cultural institutions
4. Regional health centres

C. Residential

Dwelling units in the same building as stores or commercial establishments.

D. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or uses.

1.1 Discretionary Uses: (AMENDED – Dec. 6, 2011)

1. Bus terminals
2. Hotels/Motels
3. Service stations with or without car washes
4. Gas bars with or without confectionaries
5. Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles or trailers, or farm machinery
6. Undertaking establishments, cemeteries
7. Abattoirs, but only by resolution of Council and only in locations specified in such resolution of Council
8. Lumber yards
9. Dwellings accessory to a permitted or discretionary use
10. Public/Commercial Storage Facilities, structures, containers and yards (AMENDED – June 9, 2015)
11. Sea Can Storage Containers (AMENDED – Nov. 7, 2023)

2 Regulations:

- | | | |
|----|---|---|
| A. | Site Area
minimum – service stations
all other uses | 929 square metres (10,000 ft ²)
279 square metres (3,000 ft ²) |
| B. | Site Frontage
minimum – service stations
all other uses | 31 metres (100 feet)
6 metres (20 feet) |
| C. | Yard, front
minimum – service stations
all other uses – no requirements | 7.6 metres (25 feet) |
| D. | Yard, side: where the side of a site in any C – Commercial District abuts any residential district without an intervening street or lane, a rear yard of at least 2.4 metres (8 feet) shall be provided. | |
| E. | Yard, rear: where the rear of a site in any C – Commercial District abuts any residential district without an intervening street or lane, a rear yard of at least 6 metres (20 feet) shall be provided. | |
| F. | All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles. | |
| G. | Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements.
<ol style="list-style-type: none">1. No more than one (1) sign shall be permitted on the premises. | |

2. No sign shall be in excess of 3.3 square metres (36 ft²) in area. Permitted signs may be double-faced.
 3. No sign shall be illuminated unless the source of light is steady and suitably shielded.
 4. The maximum height of any sign shall be 6 metres (20 feet).
- H. All permitted dwelling units shall have a minimum floor area of 46 square metres (500 ft²). All dwelling units shall have an entrance from the street separate from that of the store or commercial establishment. Dwelling units must be provided with a fire exit separate from the required entrance from the street.
- I. Off-street parking shall be provided in accordance with the schedule set out in Section 11.0 of this bylaw.

J.

4.4 HC – HIGHWAY COMMERCIAL DISTRICT

1. Uses Permitted:

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a HC – Highway Commercial, only the following uses shall be permitted.

A. Commercial

1. Motels
2. Service stations
3. Propane gas sales establishments
4. Restaurants
5. Drive-in restaurants
6. Drive-in theatres
7. Miniature golf courses and similar commercial recreation establishments
8. Tourist campgrounds
9. Bus terminals
10. Car washing establishments
11. Veterinary hospitals and offices of veterinary surgeons
12. Cemeteries
13. Skating rinks and curling rinks
14. Car Wash Facilities/Establishments (AMENDED – June 9, 2015)

B. Accessory

Buildings, structures or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers or managers of any of the permitted uses.

1.1 Discretionary Uses: (AMENDED – Dec. 6, 2011)

1. Auto body shops, excluding works related to auto wrecking and salvage
2. Construction trades
3. Equipment and tool rental establishments
4. Greenhouses, tree and plant nurseries
5. Licensed beverage rooms, restaurants and lounges
6. Lumber yards, building supply and home improvement stores
7. Motor vehicles, recreational vehicles or trailers, or farm machinery sale, storage and servicing
8. Undertaking establishments
9. Veterinary clinics
10. Wholesale trade establishments
11. Bulk oil dealers and chemical supply dealers
12. Wholesale trade stores, offices and warehouses
13. Manufacturing and processing shops and associated storage facilities wherein applicable work activities are conducted wholly within enclosed buildings
14. Public/Commercial Storage Facilities, structures, containers and yards

(AMENDED – June 9, 2015)

15. Sea Can Storage Containers (AMENDED – Nov. 7, 2023)

2. Regulations:

A. Site area

minimum – motels – 1,672 square metres (18,000 ft²) all other uses – 1,115 square metres (12,000 ft²)

B. Site frontage – minimum – 31 metres (100 feet)

C. Yard, front

minimum – motels – 15 metres (50 feet)
all other uses – 7.6 metres (25 feet)

D. Yard, side – minimum – 3 metres (10 feet) on each side

E. Yard, rear – minimum – 10% of the depth of the site

F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements.

1. No more than two (2) signs shall be permitted on the premises.
2. No sign shall be in excess of 3.3 square metres (36 ft²) in area, but the two permitted signs may be combined, and the total facial area shall not exceed 6.7 square metres (72 ft²). Each sign may be double-faced.
3. No sign shall be illuminated unless the source of light is steady and suitable shielded.
4. The maximum height of any sign shall be 6 metres (20 feet).

G. Off-street parking shall be provided in accordance with the schedule set out in Section 11.0 of this bylaw.

4.5 I – INDUSTRIAL DISTRICT

1. Uses Permitted:

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an I – Industrial District, only the following uses shall be permitted.

A. Industrial

1. Lumber and building supply establishments
2. Manufacturing, processing and packing plants
3. Machine shops, foundry works, boiler works, blacksmith shops
4. Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment
5. Propane gas sales establishments
6. Tanneries and hide storage
7. Warehouses and supply depots
8. Skating rinks and curling rinks
9. Car Wash Facilities/Establishments (AMENDED – June 9, 2015)
10. Offices (AMENDED – May 2, 2017)
11. Municipal public works shops, equipment storage facilities and yards (AMENDED – May 2, 2017)

B. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, owners or managers of any of the permitted uses.

2. Discretionary Uses:

The following uses may be located in any I – Industrial District, but only by resolution of Council and only in locations specified in such resolution of Council.

1. Abattoirs
2. Junk yards
3. Petroleum products, storage yards, coal yards, gravel yards, stock yards
4. Grain elevators and related grain handling facilities
5. Car and truck washes
6. Bulk oil dealers and chemical supply dealers
7. Auto body shops
8. Railway operations
9. Concrete manufacturing plants, and gravel yards
10. Feed mills, and seed cleaning plants
11. Mining and petroleum industry service
12. Equipment maintenance and storage yards
13. Industrial services
14. Construction trades
15. Manufacturing and processing plants and associated storage facilities
16. Equipment and tool rental establishments

- 17. Public/Commercial Storage Facilities, structures, containers and yards (AMENDED - June 9, 2015)
- 18. Sea Can Storage Containers (AMENDED – Nov. 7, 2023)

3. Regulations:

- A. **Site area** – minimum 1,115 square metres (12,000 ft²)
- B. **Site frontage** – minimum 31 metres (100 feet)
- C. **Yard, front** – minimum 6 metres (20 feet)
- D. **Yard, site** – minimum 3 metres (10 feet) on each side of the main building or one-half the building height, whichever is greater
- E. **Yard, rear** – minimum – 10% of the depth of the site except where the rear yard abuts a railroad track or railroad yard, in which case no rear yard is required.
- F. **Off-street parking** shall be provided in accordance with the schedule set out in Section 11.0 of this bylaw.
- G. **Off-street loading and unloading space** shall be provided in accordance with Section 11.0 of this bylaw.
- H. **Signs and billboards** are prohibited except for signs advertising the principal use of the premises or the names of the occupants of the premises. Permitted signs shall be subject to the following requirements.
 - 1. No more than two (2) signs shall be permitted on the premises.
 - 2. No sign shall be in excess of 3.3 metres (36 ft²) in areas, but the two permitted signs may be combined, and the total facial area shall not exceed 6.7 square metres (72 ft²). Each sign may be double-faced.
 - 3. No sign shall be illuminated unless the source of light is steady and suitably shielded.
 - 4. The maximum height of any sign shall be 6 metres (20 feet).

PART III

GENERAL REGULATIONS

5.0 Minimum Yards Required

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

6.0 Projections in Yards

Where minimum front or rear yards are required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of 1.8 metres (6 feet). Where minimum yards are required in any district, such requirements shall not apply to prevent the construction or location of chimney or of a roof overhang of two feet or less.

7.0 Building Lines

Where a building line in any residential district has been established by existing buildings in a block, and is less than 6 metres (20 feet) from the street line, new construction may conform to the established building line, provided that the established building line is not less than 4.5 metres (15 feet) from the street line and provided that Council, by resolution or bylaw, permits conformation to the established building line.

8.0 Number of Principal Buildings Permitted on a Site

Not more than one principal building shall be placed on any one site with the exception of schools, hospitals, curling and skating rinks, nursing homes and homes for the aged.

9.0 Private garages attached to main buildings by a substantial roof structure shall be subject to the regulations for the main building.

10.0 Service Stations

1. Service stations shall have a minimum frontage of 31 metres (100 feet).
2. Where service stations occupy a corner site, only one access point shall be located on the flanking street.
3. Fuel pumps and other accessory equipment shall be located at least 6 metres (20 feet) from any street or lot line.
4. All automobile parts, dismantled vehicles and similar articles shall be stored within a building, except on those sites located in an Industrial District.

11.0 Off-street parking shall be provided in accordance with the following schedule.

Zoning District	Use	Number of Spaces Required
1. R – Residential District	Residential	1 parking space for each dwelling unit
	Public School	1 parking space for each staff member
	Private School	1 parking space for each staff member
	Separate School	1 parking space for each staff member
	High School Collegiate	1 parking space for each staff member, plus 3 parking spaces for each classroom
	Auditoriums, Churches, and other places of Public Assembly provided for patrons	1 parking space for each 10 seats
2. C – Commercial District	Other Institutional Buildings	1 parking space for each 56 sq m (600ft ²) of building floor area
	Stores, Shops, Offices	1 parking space for each 56 square metres (600 ft ²) of building floor area
	Restaurants and other eating places	1 parking space for each 4 seats
	Theatres, Churches, other places of Public Assembly	1 parking space for each 5 guests sleeping rooms
	Hotels	1 parking space for each 5 guest sleeping rooms
	Dwellings	1 parking space for each dwelling unit
3. HC – Highway Commercial District	All other buildings	1 parking space for each 56 square metres (600 ft ²) of building floor area
	Motels	1 parking space for each unit
	Restaurants	1 parking space for each 4 seats
	Accessory Dwellings	1 parking space per dwelling unit
	All other buildings	1 parking space for each 46 square metres (500 ft ²) of gross floor area, or 1 space for each 5 employees, whichever is the greater
4. I – Industrial District	All main buildings or uses	1 parking space for each 46 square metres (500 ft ²) of gross floor area, or 1 space for each 5 employees, whichever is greater

Parking spaces required in any commercial district may be located within 305 metres (1,000 feet) of the main building or use, provided such spaces are located in a Commercial or Industrial District.

In any I – Industrial District 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.

12.0 Vehicle Accommodation, Recreational Vehicles and Vacation Trailers
(AMENDED – August 12, 2014)

- a. No car, truck, bus, motorhome or travel trailer shall be used for permanent habitation, whether or not the vehicle is mounted on wheels, with the exception in an approved campground, in any zoning district of the municipality. At no location on municipal roads shall it be permitted to leave an unlicensed vehicle for more than 48 hours unless otherwise specified by other bylaws of the municipality.
- b. Within the following Zoning Districts, only one recreational vehicle, which is not a mobile home, shall be used for a time period not exceeding 14 consecutive days, for the temporary sleeping accommodations of a guest of the dwelling or site; Urban Reserve; Residential; Commercial; Industrial.
- c. Subject to clause “b” it shall be required to have a minimum 30 days between the placement of a recreational vehicle where temporary sleeping accommodations are permitted so as not to permit back to back placements of recreational vehicles or vacation trailers.
- d. The recreational vehicle shall be located on the same site as the dwelling unit or site.
- e. The recreational vehicle shall not be connected to any piped water supply or waste disposal system on any residential site.
- f. Notwithstanding the above, a recreational vehicle may be used on a temporary basis while construction is taking place in accordance with an approved development permit.

12.1 Solar Panels (AMENDED – Nov. 5, 2019)

- 12.1.1 Solar panels and associated operating structures attached to a building in a residential, commercial or industrial district shall not exceed a height of 1.0 meters above the highest point of the roof upon which it is located.
- 12.1.2 In all residential and commercial districts, solar panels and associated operating structures, if attached to or erected upon an accessory building or structure, shall not exceed a height of 2.0 meters above the highest elevation of the accessory building that it is located on.
- 12.1.3 Solar panels and associated operating structures may be permitted in all residential, commercial or industrial districts rear yard sites.
- 12.1.4 Solar panels shall not be permitted in any side yard sites in any zoning district.

13.0 Day Care Facilities – Development Standards (AMENDED – May 3, 2022)

Notwithstanding other provisions of this Bylaw, a day care facility is subject to the following development standards:

- 13.0 Parking shall be provided in accordance with the General Regulations contained

within this Bylaw.

- 13.1 Outdoor play areas shall be fenced.
- 13.2 Evidence of an existing or proposed potable water supply and septic system, approved by the Saskatchewan Health Authority, serving the use shall be provided.
- 13.3 Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 13.4 The use shall meet the requirements of The National Building Code of Canada.
- 13.5 The care of special needs children are required to comply with *The Child Care Act* and *The Child Care Regulations, 2001*.
- 13.6 The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*.

14.0 Sea Can Storage Containers (AMENDED – Nov. 7, 2023)

Sea Can Storage Containers may be used as an accessory building in the “UR – Urban Reserve” District, “C – Commercial” District, “HC – Highway Commercial” District and “I – Industrial” District if approval as a Discretionary Use has been granted by Council.

- 14.1 Sea Can Storage Containers shall not be plumbed in any manner.
- 14.2 Sea Can Storage Containers must be free of logos and rust and be colour compatible with surrounding buildings. If the exterior finish is deemed unacceptable, the container will be required to be refinished.
- 14.3 Sea Can Storage Containers on properties zoned as “UR – Urban Reserve” District, “C – Commercial” District, “HC – Highway Commercial” District and “I – Industrial” District shall not exceed a height of 2.7 metres (9 feet), a width of 2.4 metres (8 feet), and a length of 12.2 metres (40 feet) and must not be stacked.
- 14.4 The maximum number of Sea Can Storage Containers on any property is two (2).

15.0 Secondary Suites (Amended August 13, 2024)

The following regulations shall apply to secondary suites:

- 15.1 It may be located only detached one-unit dwellings and shall occupy no more than 45% of the gross floor area of a dwelling, including the area of the basement;
- 15.2 It shall not be located in a one-unit dwelling located within a dwelling group;
- 15.3 It shall be no more than 88 square meters;
- 15.4 There shall be not more than one contained in any one-unit dwelling; and
- 15.5 The floor area shall be considered as part of the principal building.

15.6 The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.

16.0 Mobile Homes (Amended with Bylaw 2025-06 13-Jan-26)

- 16.1 Mobile homes shall not be permitted as a principal, accessory, permitted, or discretionary use in any zoning district.
- 16.2 Existing mobile home that lawfully existed on the date of adoption of this sections shall be deemed legal non-confirming uses in accordance with the PDA.
- 16.3 No expansion, structural addition, replacement or relocation of a non-conforming mobile home shall be permitted, except for ordinary repairs required to maintain the dwelling in a safe condition.
- 16.4 Notwithstanding Subsection 15.3 above, attached or accessory structures such as porches, sunroom additions, skirting and storage rooms shall be permitted on existing mobile homes. Such structures must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.
- 16.5 A mobile home which replaces an existing mobile home that has been destroyed or rendered uninhabitable due to fire or other unforeseen events (total loss) shall be permitted. The replacement mobile home must comply with the CSA Z240 (MH) construction standard, and evidence of compliance must be provided at the time of development permit application.
- 16.6 For clarity, recreational vehicles, travel trailers, and similar units shall not be used for permanent habitation on residential lots.

17.0 Modular Home, Manufactures Homes and RTM (Amended with Bylaw 2025-06 13-Jan-26)

- 17.1 All modular homes, manufactured homes and RTMs shall:
 - a) Be placed on a permanent, concrete foundation;
 - b) Be multi-modular, with the width approximately equivalent to the length; and
 - c) Have architectural features similar or complementary to adjacent and nearby homes.
- 17.2 All modular home, manufactured homes and RTMs shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
- 17.3 All modular homes, manufactured homes and RTMs shall comply with the Canadian Standards Association Code CSA-A277 construction standard, and evidence of compliance must be provided at the time of development permit application.
- 17.4 All other requirements of this bylaw shall apply.

PART IV
ADMINISTRATION

18.0 Administrative Procedure

1. The Village Administrator of the Village of Bethune shall be responsible for the administration of this bylaw.
2. Every person, before commencing any development within the municipality, shall apply to the municipal officer charged with the administration of this bylaw for a permit to carry out such development.
3. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this bylaw.
4. Where an application for a development permit is made for a discretionary use, the development officer shall present the application to the Council as soon as practicable.
5. As soon as practicable after Council is presented with the application for a development permit for a discretionary use, Council shall consider the application.

Prior to making a decision on a discretionary use application, Council shall notify each owner of property within a 75 metres (246 foot) radius of the proposed development, that it is considering an application for a discretionary use, and may refer the application to whichever government agencies or interested groups as Council may consider appropriate.

6. Upon approval of a discretionary use by resolution of Council the development officer shall issue a development permit subject to any development standards prescribed by Council.
7. With every application for a development permit within the municipality, two copies of a layout or site plan showing the dimensions of the site and the size and location on the site of any development, shall be submitted for approval to the municipal officer charged with the administration of this bylaw, together with such other information as he may require for the proper enforcement of this bylaw.
8. When the application is approved, one copy of the layout or site plan shall be returned to the applicant bearing an appropriate indication that it has been approved; if the application is not approved, the layout or site plan shall be returned to the applicant with the reasons for refusal noted thereon and the applicant shall be advised of any right to appeal that refusal to the Development Appeals Board, subject to the provisions of *The Planning and Development Act, 1983*.
9. No development shall commence until a permit to carry out such development has been obtained from the officer responsible for the administration of this bylaw.

10. A development permit is valid for a period of twelve months and may be extended for one or more additional twelve month periods when presented to the development officer before its date of expiry.
11. 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 the development permit and notify the permit holder that the permit is no longer in force.
12. Where the Council is satisfied that a development, the permit for which has been suspended, 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.

19.0 Development Appeals Board

1. Council shall appoint a Development Appeals Board in accordance with the provision of Section 91 of *The Planning and Development Act, 1983*.
2. Appeals in writing may be made to the Development Appeals Board by any person who:
 - a) alleges that the Council or any person acting for or on behalf of the Council has misapplied the bylaw in a particular case; or
 - b) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or other unspecified unusual condition of a specified property.
3. A person who appeals under Clause b) of Sub-section 2 shall not be entitled to have his appeal allowed if:
 - a) the unusual condition is the result of his or the property owner's own action;
 - b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district; or
 - c) a relaxation of the provisions of the bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.
4. In making an appeal to the Development Appeals Board, the provisions of Section 96 of *The Planning and Development Act, 1983*, shall apply.