Village of Sedley
Bylaw No. 2019-02

A Bylaw to amend Bylaw no. 94 known as the Zoning Bylaw.

The Council of the Village of Sedley, in the Province of Saskatchewan, in open meeting hereby enact as follows:

1. Bylaw No. 94 is amended as hereinafter set forth so as to clarify that the following uses are prohibited under the bylaw.

2. Part 5D: C2 – Commercial District is amended by adding the following:

   2.1 PROHIBITED USES

   Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this bylaw as a C2 – Commercial District, the following uses shall be prohibited:

   A. Commercial

   i) Aggregate material storage, plant, or handling operations
   ii) Animal product or animal by-product processing plant
   iii) Asphalt production facility
   iv) Cement plant or manufacturing
   v) Composting facility
   vi) Feed mill or lot
   vii) Pulp or paper mill
   viii) Salvage yards and auto wreckers
   ix) Seed plant
   x) Smelting factory

3. This bylaw shall come into force and take effect when adopted by Council.

(Seal)

Mayor

Administrator / Clerk

Read a third time and adopted this 18 day of April, 2019.

Administrator / Clerk

CERTIFIED A TRUE COPY

Administrator

BYLAW NO. 2012-11

- Zoning Bylaw Amendment -

A Bylaw to amend Bylaw No. 94 known as the Zoning Bylaw

The Council of the Village of Sedley in the Province of Saskatchewan enacts as follows:

1) WHEREAS the Village of Sedley has been approved by Minister's Order dated July 25, 2012 for a boundary alteration to annex lands from the RM of Francis.

2) WHEREAS a portion of the annexed land is currently zoned Agriculture.

3) WHEREAS a portion of the annexed land is currently zoned Municipal Reserve.

4) THAT the Zoning District Map referred to in Part 5 is amended to include the portion of southwest quarter of Section 17 commencing at the southwest corner of the southwest quarter of Section 17, Surface Parcel No. 108083213, then westerly along the north boundary of the road widening of Section 17, Plan No. 73R15657 a distance of 207.480 metres, then north-easterly at an angle of 52° 44' a distance of 342.143 metres to the intersection with the western boundary of the southwest quarter of Section 17, Surface Parcel No. 108083213, then southerly along the western boundary of the southwest quarter of Section 17, Surface Parcel No. 108083213 a distance of 272.285 metres to the point of commencement.

5) AND THAT the portion of southwest quarter of Section 17 commencing at the southwest corner of the southwest quarter of Section 17, Surface Parcel No. 108083213, then westerly along the north boundary of the road widening of Section 17, Plan No. 73R15657 a distance of 207.480 metres, then north-easterly at an angle of 52° 44' a distance of 342.143 metres to the intersection with the western boundary of the southwest quarter of Section 17, Surface Parcel No. 108083213, then southerly along the western boundary of the southwest quarter of Section 17, Surface Parcel No. 108083213 a distance of 272.285 metres to the point of commencement is re-zoned as R-Residential.

6) This Bylaw comes into force on the day of its final passing.

7) Bylaw _____ is repealed on the same day as this Bylaw comes into force.

READ A FIRST TIME THIS 21 DAY OF August, 2012

READ A SECOND TIME THIS 16 DAY OF October, 2012

READ A THIRD TIME AND PASSED THIS 16 DAY OF October, 2012

(SEAL)

VILLAGE OF SEDLEY
Seal
SASKATCHEWAN

Chief Administrative Officer

Mayor

CERTIFIED A TRUE COPY

Administrator

VILLAGE OF SEDLEY
Seal
SASKATCHEWAN

Village of Sedley
Bylaw No. 0019/08

2008

A Bylaw to amend Bylaw no. 94 known as the Zoning Bylaw.

The Council of the Village of Sedley in the Province of Saskatchewan in open meeting hereby enact as follows:

1. Bylaw No. 94 is amended as hereinafter set forth.
   a. Part 3C – Residential District is amended by adding the following:
   DISCRETIONARY USES as
   The following are permitted ~~are~~ discretionary uses in the R – Residential district:
   C. Commercial
   i) Home occupations as licensed by the municipality
   ii) Group care facilities as licensed by the municipality

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

(Seal)

Mayor

Administrator / Clerk

Read a third time and adopted this 30th day of September, 2008.

Administrator / Clerk

Certified a true copy of the Bylaw adopted by resolution of the Council on the 2nd day of September, 2008.

~~Village Clerk~~ Administrator
August 27/25

VILLAGE OF SEDLEY Seal SASKATCHEWAN

Village of Sedley
Bylaw No. 0014/08

2008

A Bylaw to amend Bylaw no. 94 known as the Zoning Bylaw.

The Council of the Village of Sedley, in the Province of Saskatchewan, enacts to amend Bylaw No 94 as follows:

1. The Zoning District Map referred to in Part 5 is amended by rezoning Lots Pt 14-15, Block 18, Plan K2760 and Lots Pt 15-16, Block 18, Plan K2760 from R-Residential to C2-Commercial.

2. This bylaw shall come into force and take effect when adopted by Council.

(Seal)

VILLAGE OF SEDLEY Seal SASKATCHEWAN

Mayor

Administrator / Clerk

Read a third time and adopted this 20 day of May, 2008.

Administrator / Clerk

CERTIFIED A TRUE COPY

Administrator August 27/25

VILLAGE OF SEDLEY Seal SASKATCHEWAN

VILLAGE OF SEDLEY
BYLAW NO. 2- 2001

A BYLAW OF THE VILLAGE OF SEDLEY TO AMEND BYLAW NO. 94, KNOWN AS THE ZONING BYLAW.

The Council of the Village of Sedley in the Province of Saskatchewan in open meeting hereby enact as follows:

1. **Bylaw No. 94 is amended as hereinafter set forth.**

   A) **Part 5 A UR- Urban Reserve District is amended by deleting the following :**
   2: Permitted Uses:
   A: AGRICULTURAL
   C: Single detached dwelling on Parcel D, Registered Plan No. B - 2867, 82.873 metres by 84.958 metres.

   B) **The Zoning District Map referred to in Section 5 shall be amended by rezoning proposed Parcel D Registered plan No. B 2867 82.873 metres by 84.958 metres as R - Residential District.**

2. **This Bylaw shall come into force on the date of approval by the Minister of Urban Affairs.**

Certified a true copy of the Bylaw 2 - 2001 adopted by resolution of Council on the 26 day of November 2001.

D Mayer
Mayor

Helen R. Weinberger
Clerk

VILLAGE OF SEDLEY
BYLAW NO. 124/89

A Bylaw of the Village of Sedley to amend Bylaw No. 94, known as the Zoning Bylaw.

The Council of the Village of Sedley in the Province of Saskatchewan in open meeting hereby enact as follows:

1. Bylaw No. 94 is amended as hereinafter set forth.

   A) Part 5D: C2-Commercial District is amended by adding the following:
   '2.1 DISCRETIONARY USES
   The following are discretionary uses in the C2- Commercial District.
   i) Establishments for the fabrication and assembly of agricultural implements

   The following are general development standards which may be applicable to Discretionary Uses.

   i) Sites shall be landscaped to maintain the character and amenity of the neighbourhood.
   ii) Adequate on-site parking shall be provided and maintained.
   iii) Parking, storage and non-landscaped areas shall be suitable screened from adjacent properties and streets.
   iv) Adequate receptacles for refuse and litter shall be supplied.
   v) Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
   vi) No sound, light, glare, heat, dust or other emmission shall be transmitted beyond the lot lines

   B) The Zoning District Map referred to in Part 5 is amended by rezoning proposed Parcel C to remain as R-Residential District and proposed Parcel A and Parcel B to be rezoned as C2-Commercial District. Parcel A, B and C are shown on the plan of proposed subdivision prepared by O.L.Gurnsey S.L.S. which is attached and forms part of the Bylaw.

2. This Bylaw shall come into force on the date of approval by the Minister of Urban Affairs.

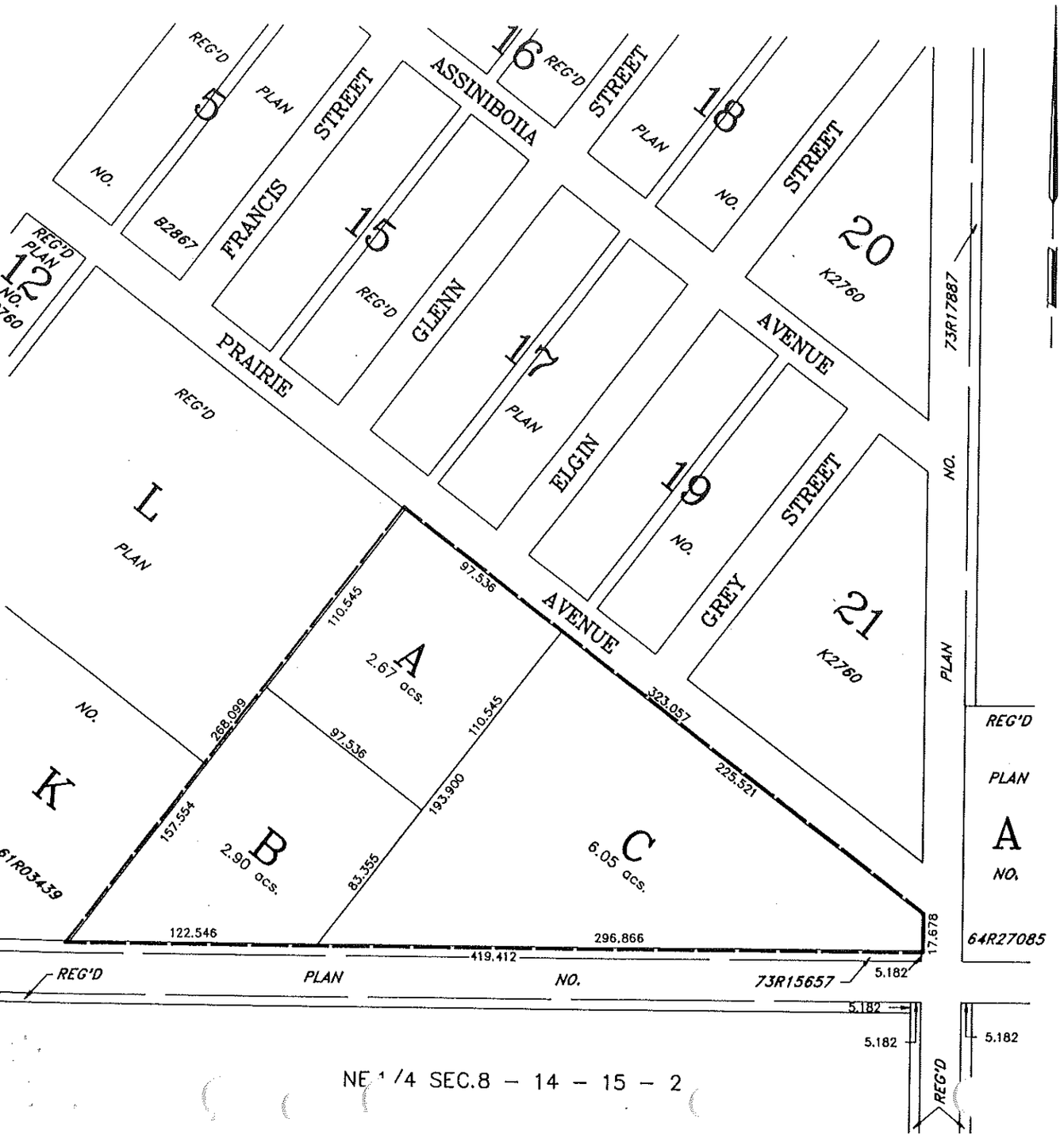
MAYOR

Certified a true copy of the Bylaw adopted by resolution of the Council on the 3 day of May, 1989

CLERK

CLERK

APPROVED
REGINA, SASK.
MAY 24 1989
Deputy Minister of Urban Affairs



PROPOSED SUBDIVISION
OF
REG'D PLAN NO. CA5882
SE.1/4 SEC.17
TWP.14 – RGE.15 – W.2M.
SEDLEY, SASKATCHEWAN
D.L. GURNSEY, S.L.S.
1989

OWNER: VILLAGE OF SEDLEY

OWNER: DUTCH AGRO PRODUCTS

Project No. 89–127–10693
Scale: 1: 2000 Drawn by: NV
Preliminary Survey: March 29, 1989

Measurements are in metres and decimals thereof.
Area to be registered is outlined in bold dashed line and contains 4.70 ha.

Dated at Regina in the Province of Saskatchewan this 30th day of March, 1989.

Saskatchewan Land Surveyor

Condon
Land Surveyors

COMMUNITY PLANNING BRANCH

VILLAGE OF SEDLEY

BYLAW NO. 111

Enriched Housing

A bylaw of the Village of SEDLEY IN THE Province of Saskatchewan in open meeting hereby enact as follows:

1. Bylaw No. 94 is amended as herenafter set forth.

2. The Zoning District Map referred to in Section 5 is amended in the following manner:

(a) By rezoning from UR-Urban Reserve Residential to R-Residential District, that portion of Parcel No. D 1782 shown in bold outline on the map which is attached hereto and forms part of this bylaw.

3. This bylaw shall come into force on the date of the final approval by the Minister of Urban Affairs.

MAYOR

CLERK

Certified a true copy of
Bylaw No. 111 adopted by
resolution of Council this
29th day of July, 1986.

CLERK

Saskatchewan
Urban Affairs

Saskatchewan
2151 Scarth Street
Regina, Canada
S4P 3V7

Sedley Zoning

October 30, 1986

C. S. Ferguson
Village Clerk
Village of Sedley
Box 2
Sedley, Saskatchewan
S0G 4K0

Dear Mr. Ferguson:

Re: Bylaw No. 111

Please be advised that Bylaw No. 111, an amendment to the Village Zoning Bylaw No. 94 has been approved.

One approved copy of this bylaw is enclosed for your records.

Yours truly,

E. D. Barna, Technician
Community Planning Services Branch

EDB/sl
enc.

Bylaw No. 94

PART I - INTRODUCTION

Under the authority granted by The Planning and Development Act, R.S.S. 1978, the Council of the Village of Sedley in the Province of Saskatchewan, in open meeting, hereby enact as follows:

TITLE: This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Village of Sedley .

PURPOSE: The purpose of this Bylaw is to control the use of land in the Village of Sedley so as to provide for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Municipality.

SCOPE: No development shall hereafter be permitted within the limits of the Village of Sedley except in conformity with the provisions of this Bylaw and The Act.

SEVERABILITY: A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

PART 2 - DEFINITIONS

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

ACCESSORY: A use, structure or separate building customarily incidental, subordinate, exclusive of and located on the same lot as the principal use or building.

ACT: The Planning and Development Act, R.S.S.1978

ALTERATION: Any structural change or addition made to a building.

BUILDING: A structure used for the shelter or accommodation of persons, animals, goods or chattels.

BUILDING REGULATION BYLAW: Any Bylaw of the Village of Sedley regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

CONCEPT PLAN: A proposed subdivision as outlined by the Provincial Subdivision Regulations or site plan of sufficient accuracy to be used by Council for the purpose of discussion and classification of intended future land use.

COUNCIL: The Council of the Village of Sedley

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

DEVELOPMENT PERMIT: A permit issued by the Council of the Village of Sedley that authorizes development, but does not include a building permit.

DISCRETIONARY USES: Uses of land, buildings or other structures that may be permitted in a district only at the discretion of and at the location or locations and under the conditions specified by Council and which conform to the regulations applicable to the district in which the use is located.

DWELLING: A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.

DWELLING UNIT: One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.

DWELLING,DUPLEX: A building divided horizontally into two dwelling units.

DWELLING,MULTIPLE: A building containing three or more dwelling units.

DWELLING, SEMI-DETACHED: A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

DWELLING, SINGLE DETACHED: A building containing only one dwelling unit.

HOME OCCUPATION: An occupation, trade, profession or craft conducted for gain in a dwelling unit by the resident or residents.

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 travellers, and where a guest register or record is kept.

LOT: An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.

LOT LINE,FRONT: The line separating the lot from the street; for a corner lot, the shorter line abutting a street.

LOT LINE, REAR: The lot line at the rear of the lot and opposite the front lot line.

LOT LINE, SIDE: A lot line other than a front or rear lot line.

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

MOBILE HOME: A trailer coach that is used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

MOBILE HOME COURT: A lot under single management for the placement of two or more mobile homes.

MOTEL: A hotel for temporary use by automobile tourists or travellers.

PERMITTED USES: Uses of land, buildings or other structures that are permitted in the district by this Bylaw in conformity with the regulations respecting the district.

PUBLIC UTILITY: Every corporation and every firm, person or association of persons, the business and operations whereof are subject to the legislative authority of the Province of Saskatchewan, that now or hereafter own, operate, manage or control any system, works, plant or equipment for the conveyance of messages by telegraph, telephone, television or otherwise or for the conveyance of travellers or goods or for the production, transmission, delivery, furnishing, storage or collection of water, gas, sewage, heat or light, either directly or indirectly, to or from the public.

PUBLIC UTILITY FACILITIES: Electrical and telecommunication lines, poles, equipment or structures; sewer or water pipes, valves, pumping stations or structures or other facilities, equipment or structures necessary for conducting an essential public service by a government or public utility.

ROOMING HOUSE: A building containing more than one rooming unit

ROOMING UNIT: A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this bylaw with sleeping facilities, but without private toilet facilities.

SECRETARY - TREASURER: The Secretary Treasurer of the Village of Sedley

SERVICE STATION: A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.

STREET: The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in right of the Province of Saskatchewan and shown as such on a plan of survey registered in a Land Titles Office.

STRUCTURE:	Anything that is built, constructed or erected, located on the ground or attached to something located on, or in the ground.
VILLAGE:	The Village of Sedley
YARD:	Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.
YARD,FRONT:	That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.
YARD,REAR:	That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.
YARD, SIDE:	That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

PART 3 - ADMINISTRATION

1. DEVELOPMENT OFFICER:

The Secretary Treasurer of the Village shall be the Development Officer responsible for the administration of this Bylaw.

2. DEVELOPMENT PERMIT:

A. Except where a particular development is specifically exempted by Part 3 Section 5 no development of a permitted or discretionary use shall commence without a development permit first being obtained.

B. A Development Permit cannot be issued for a permitted or discretionary use in contravention of any provisions of this Bylaw.

3. DEVELOPMENT PERMIT PROCEDURE:

A. An application for a development permit shall be made in writing to the Development Officer.

B. 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, The Act and all other Village Bylaws.

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

D. 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 or interested groups as Council may consider appropriate.

E. 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 the conditions specified by Council in its approval.

4. REFERRAL TO DEPARTMENT OF HEALTH:

A copy of all approved development permit applications involving installation of water and sanitary services shall be supplied to the local office of the Department of Health by the Development Officer.

4. DEVELOPMENT NOT REQUIRING A PERMIT:

A development permit is not required for the following:

A. Maintenance, construction or installation of any public utility facility.

B. Fences

C. Accessory Buildings or structures less than 9 square metres in area.

D. Maintenance or repair of any building or structure not including structural alterations.

E. Signs (excepting those in non-residential districts) which conform to Part 4, Section 7.

6. ZONING APPEALS BOARD:

A. A Zoning Appeals Board is hereby established.

B. The Zoning Appeals Board shall be appointed in accordance with Section 82 of The Act.

C. An appeal to the Zoning Appeals Board and therefrom to the Provincial Planning Appeals Board may be taken in accordance with Sections 82 and 83 of The Act.

7. FEE FOR ZONING AMENDMENT APPLICATION:

When an application is made to the Council for an amendment to this Bylaw, such application shall be accompanied by an application fee of $50.00.

8. OFFENCES AND PENALTIES:

Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties in The Act.

PART 4 - GENERAL REGULATIONS

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

1. LICENCES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

   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 or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of the Village. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

2. FRONT YARD REDUCTION:

   Notwithstanding the minimum depth of front yard required by this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

3. PERMITTED YARD ENCROACHMENTS:

   The following yard encroachments shall be permitted:

   A. Uncovered balconies, porches, verandahs, decks may project 1.8 metres into any required front or rear yard.

   B. Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 600 millimetres into any required yard but not closer to a lot line than 150 millimetres.

   C. Where adjoining side yards have encroachments proposed as in 'B' above, the total encroachment at any one point shall not fall below 600 millimetres.

4. NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT:

   Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, and multiple unit dwellings. The Development Officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable), will be necessary if any future application for subdivision is made.

5. NON-CONFORMING BUILDING AND USES:

   A. Any lawful use of land, an existing building or structure or of any building lawfully under construction at the date of approval of this Bylaw, although such use, building or structure does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Section 76 to 81 inclusive, of The Act.

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

6. GRADING AND LEVELLING OF LOTS:

   Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property.

7. SIGNS:

A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

B. Temporary signs not exceeding 1 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

C. In Commercial, Railway and Urban Reserve Districts:

i) No more than two permanent signs are permitted per principal use.
ii) The facial area of a sign may not exceed 3.5 square metres
iii) A sign may be double faced
iv) No sign shall exceed 6 metres in total height above the ground.

D. In Residential Districts:

i) One permanent sign is permitted per lot
ii) In the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling.
iii) The facial area of a sign may not exceed o.5 square metres.

8. ACCESSORY BUILDINGS OR STRUCTURES:

A. Accessory buildings or structures attached to principal buildings by a substantial roof structure shall be considered as part of the principal building and shall be subject to the regulations for the principal building.

B. Accessory buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane.

C. Accessory buildings with a door or doors opening onto a street shall be located not less than 5.0 metres from the front lot line.

D. Accessory buildings shall be located not less than .75 metres from the side lot line.

E. Only one carport, or private garage, not exceeding 60 square metres in the area shall be permitted unless otherwise permitted at Council's discretion.

9. HOME OCCUPATIONS:

A. Home occupations shall be located in single, semi-detached, duplex or mobile home dwellings or in a building accessory to the dwelling.

B. Home occupations shall be conducted entirely within the dwelling or accessory building.

C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

PART 5 - ZONING DISTRICTS AND ZONING MAPS

1. ZONING DISTRICTS:

For the purpose of this Bylaw, the Village of Sedley is divided into the following Zoning Districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

DISTRICTS	SYMBOLS
Urban Reserve	UR
Residential	R
Commercial	C1
Commercial	C2
Railway	RW

2. THE ZONING DISTRICT MAP:

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. ", adopted by the Village of Sedley signed by the Mayor and the Secretary Treasurer 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.

3. DISTRICT SCHEDULES:

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

PART 5A: UR - URBAN RESERVE DISTRICT

1. INTENT:

The purpose of this district is to reserve unsubdivided and undeveloped lands within the municipality for future urban development. Proposed rezoning of land to another use shall be considered only on the basis of an overall concept plan for the area. The proposed development shall constitute orderly and economic development with regard to adjacent land uses and future service requirements such as roads, schools and utilities.

2. PERMITTED USES:

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described as an UR - Urban Reserve District, only the following uses shall be permitted:

A. Agricultural

i) Crop production
ii) Pasture

B. Public utility buildings and structures (excluding offices and warehouses)

C. Single detached dwelling on Parcel D, Registered Plan No.B-2867

3. DISCRETIONARY USES:

A. Recreational uses including community centres, curling rinks, skating rinks, parks, golf courses, sports fields

B. Places of worship and cemeteries

C. Veterinary hospitals and clinics

D. Auctioneering establishments

E. Radio and television buildings, transmitters and other similar communication uses.

4. ACCESSORY USES:

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

5. REGULATIONS:

A. Minimum Lot Requirements

i) Agricultural	8 hectares
ii) Public Utility	no minimum

PART 5B: R - RESIDENTIAL DISTRICT

1. INTENT:

The purpose of this district is to provide for a mix of different densities of residential development and related uses.

2. PERMITTED USES:

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

A. Residential

i) Single detached dwellings
ii) Semi-detached and duplex dwellings

B. Recreational

i) Parks and playgrounds
ii) Public recreational uses

C. Public or Institutional Facilities

i) Schools, educational institutions
ii) Public utilities, buildings and structures (excluding offices, warehouses and storage yards)
iii) Hospitals
iv) Libraries
v) Offices of Federal, Provincial or Municipal Government.
vi) Fire halls
vii) Police stations
viii) Senior citizens's housing.

3. DISCRETIONARY USES:

A. Residential

i) Multiple unit dwellings
ii) Rooming houses
iii) Mobile homes

B. Public or Institutional Facilities

i) Medical clinics
ii) Nursing homes
iii) Places of worship, religious institutions
iv) Lodges, fraternal organizations, social clubs
v) Day care centres
vi) Juvenile Detention Centre

C. Commercial

i) Home occupations as licenced by the municipality.

4. ACCESSORY USES:

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses.

5. REGULATIONS:

A. Special Regulations

i) Accessory Uses
See Part 4, Section 8.

ii) Home Occupations
See Part 4, Section 9.

VILLAGE OF SEDLEY Seal SASKATCHEWAN

CERTIFIED A TRUE COPY

Administrator

B. Lot Regulations

TABLE 1

Minimum Requirement	Single detached and Mobile Homes	Semi-detached and Duplex	Multiple Unit and Rooming Houses	Recreational, Public, Institutional Facilities
Lot area **	360 sq.m. - with lane 475 sq.m. - no lane	275 sq.m/ unit - with lane 325 sq. m/ unit - no lane	550 sq.m.	450 sq.M *
Lot Frontage **	12 metres with lane 15 metres no lane	9 metres / unit-with lane 10.5 metres/ unit - no lane	21 metres	15 metres *
Yard, front	5 metres	5 metres	5 metres	7.5 metres *
Yard, rear	6 metres - single-detached 4.5 metres - mobile home	6 metres	7.5 metres	7.5 metres *
Yard, side	1.5 metres	1.2 metres	3.5 metres or ½ the average wall height, whichever is greater	3.5 metres or ½ the average wall height, whichever is greater *
Lot coverage			50% maximum (interior lot) 60% maximum (corner lot)	

* - No requirement for buildings and structures accessory to parks, playgrounds and public utilities (excluding offices, warehouses and storage yards accessory to those uses).

** - Non-rectangular lots shall meet the requirements of the Provincial Subdivision Regulations.

PART 5C: C1 - COMMERCIAL DISTRICT

1. INTENT:

The purpose of this district is to regulate and encourage development of retail establishments in the downtown core.

2. PERMITTED USES:

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw as a C1 - Commercial District, only the following uses shall be permitted:

A. Commercial

i) Offices
ii) Bakeries with retail sales
iii) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repair and similar types of personal service establishments
iv) Bus terminals
v) Medical and dental offices and clinics
vi) Printing plants, newspaper offices
vii) Restaurants, confectioneries and other places for the sale and consumption of food and related items
viii) Retail stores
ix) Service stations
x) Theatres, assembly halls, commercial recreational establishments, but not including skating, curling or roller rinks
xi) Undertaking establishments
xii) Licenced premises for the sale and consumption of alcoholic beverages
xiii) Hotels
xiv) Financial institutions

B. Public or Institutional Facilities

i) Lodges, fraternal organizations, social clubs
ii) Libraries, cultural institutions
iii) Places of worship, religious institutions
iv) Public utility buildings and structures (excluding warehouses and storage yards).

3. ACCESSORY USES:

i) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted use.
ii) A dwelling unit attached to the principal building

4. REGULATIONS:

A. Lot Regulations - See Table 2

B. Special Regulations

i) Service Stations

a) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened

PART 5D: C2 - COMMERCIAL DISTRICT

1. INTENT

The purpose of this district is to accommodate the orderly development of commercial establishments requiring medium to large lots.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw as a C2 - Commercial District, only the following uses shall be permitted:

A. Commercial

i) Motels, Hotels
ii) Service stations
iii) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
iv) Car washing establishments
v) Restaurants
vi) Veterinary hospitals and offices of veterinary surgeons
vii) Public utility buildings and structures
viii) Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
ix) Seed cleaning Plant

3. ACCESSORY USES

Building, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted use.

4. REGULATIONS

A. Lot Regulations - See Table 2.

PART 5E: RW - RAILWAY DISTRICT

1. INTENT

The purpose of this district is to provide for the operation of a railway and railway yards and for uses related to the railway.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw as a RW - Railway District, only the following shall be permitted:

A. Railway

i) Railway and ancilliary railway functions
ii) Grain elevators
iii) Seed cleaning plants subject to the regulations of the Department of the Environment
iv) Bulk fertilizer sales subject to the regulations of the Departments of Labour and Environment
v) Bulk fuel storage and sales subject to the regulations of the Department of Labour
vi) Service stations

B. Public Facilities

i) Public utility buildings and structures

3. ACCESSORY USES

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

4. REGULATIONS

A. Lot Regulations - See Table 2

TABLE 2 - REGULATIONS

	C1-Commercial	C2-Commercial	RW-Railway
	Commercial and Public Facility	Commercial	All Uses
Lot Area	929 sq.metres -service station 232 sq.metres -all others *	1115 sq.metres *	1115 sq.metres *
Lot Frontage	30 metres - service station 7.5 metres - all others *	30 metres *	30 metres *
Yard, front	7.5 metres - service station No minimum - all others *	6 metres *	6 metres *
Yard, rear	6 metres abutting a residential dist. without an intervening street or lane *	6 metres *	6 metres - no minimum if abutting a railway *
Yard, side	1.5 metres if the site abuts a Residential District without an intervening street or lane *	3 metres *	3 metres *

* - No requirement for public utility buildings and structures (excluding warehouses and storage yards).