

2016

TOWN OF LEADER

ZONING BYLAW

BYLAW No. 05.16



THE TOWN OF LEADER

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1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Town of Leader hereby adopts the Zoning Bylaw, identified as Schedule "A" to this bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. Bylaw No. 4/86, and any amendments made thereto is hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this _____ day of _____ 2016

Read a second time this _____ day of _____ 2016

Read a third time and passed this _____ day of _____ 2016

MAYOR

SEAL

ADMINISTRATOR

THE TOWN OF LEADER

ZONING BYLAW

SCHEDULE “A” to BYLAW NO. 05.16

MAYOR

SEAL

ADMINISTRATOR

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SECTION 1: INTRODUCTION

1.1 Authority

Under the authority granted by *The Planning and Development Act, 2007*, the Mayor and Council of the Town of Leader in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 Title

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Town of Leader.

1.3 Purpose

- .1 The purpose of this Bylaw is to regulate development and to control the use of land in the Town of Leader in accordance with the Town of Leader Official Community Plan Bylaw No. 04.16.
- .2 The intent of this Zoning Bylaw is to provide for the amenity of the area within the Town of Leader (hereinafter referred to as the Town or municipality) and for the health, safety, and general welfare of the inhabitants of the area:
 - a. To minimize land use conflicts;
 - b. To establish minimum standards to maintain the amenity of the Town;
 - c. To ensure development is consistent with the physical limitations of the land;
 - d. To restrict development that places undue demand on the Town for services; and
 - e. To provide for land use and development that is consistent with the goals and objectives of the Town.

1.4 Scope

This Bylaw applies to all land included within the boundaries of the Town of Leader. All development within the limits of the Town shall hereafter conform to the provisions of this Bylaw.

1.5 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.

SECTION 2: DEFINITIONS

Whenever the subsequent words or terms are used in the Town of Leader Official Community Plan Bylaw No. 04.16 and this Bylaw, they shall have the following definitions unless the context indicates otherwise.

A

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; and
- d. Is located on the same site as the principal building or use.

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.

Administrator: The Administrator of the Town of Leader.

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.

(Animal) Veterinary Clinics: A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, though shall not include the keeping of animals in outdoor 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 (1/2) 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.

B

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

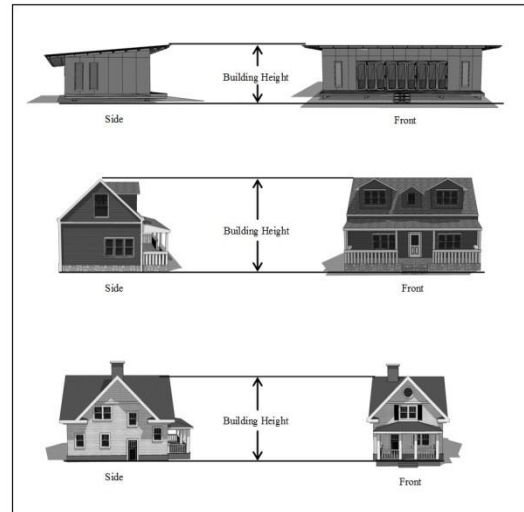
Buffer: A strip of land, vegetation, or land use that physically separates two or more different land uses.

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 Bylaw: A Bylaw of the Town of Leader to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

Building Height: The vertical distance of a building measured from the grade level to the highest point of the roof.



Building Height

Building Permit: A permit, issued under the Building Bylaw of the Town of Leader, authorizing the construction of, or the addition to, any building, though does not include a Development Permit.

Building, Principal: A building in which is conducted of 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 structures 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 Town of Leader Zoning Bylaw.

C

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 and laundry facilities, though not including the use of mobile homes or trailers on a permanent year-round basis.

Cardlock Operation: A petroleum dispensing outlet without full-time attendants.

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.

Club: A group of people organized for a common purpose, to pursue common goals, interests or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.

Commercial Use: 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.

Commercial/Industrial Use, Large Scale: Commercial or industrial land uses maintaining a lineal frontage in excess of 91.0 metres (298.56 ft.).

Commercial/Industrial Use, Small Scale: Commercial or industrial land uses maintaining a lineal frontage of less than 90.0 metres (295 ft.).

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.

Construction Trades: Offices, shops, and warehouses, with or without retail sales for trades associated with construction of buildings.

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 Town of Leader.

D

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

Deck: Any raised floor structure at least 0.31 metres (1 ft.) Above the average ground level upon which it is constructed, either adjacent to a building or free-standing with a 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, though not be limited to, excavating, filling, grading or drainage of land.

Development Officer: An employee of the Town 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 within the Town'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 Town of Leader that authorizes development pursuant to this Bylaw, though 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.

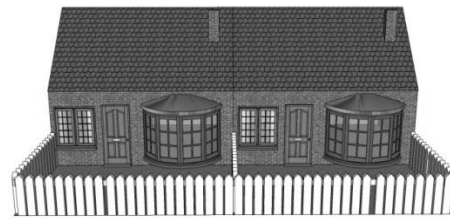
Dwelling Unit: One (1) or more habitable rooms used, or fully capable of being used, as a residence, where each unit provides sleeping, cooking, and toilet facilities.

Dwelling, Duplex: A building that is divided into two (2) dwelling units with separate entrances and separated by a common party wall.

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

Dwelling, Multiple Unit: A building containing three (3) 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.



Semi-Detached Dwelling

Dwelling, Single-Detached: A building containing only one dwelling unit, and shall not include a mobile home as herein defined.



Single-Detached Dwelling

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.



Town House Dwelling

E

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.

F

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.

Fence: A structure used to enclose or screen an area of land.

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

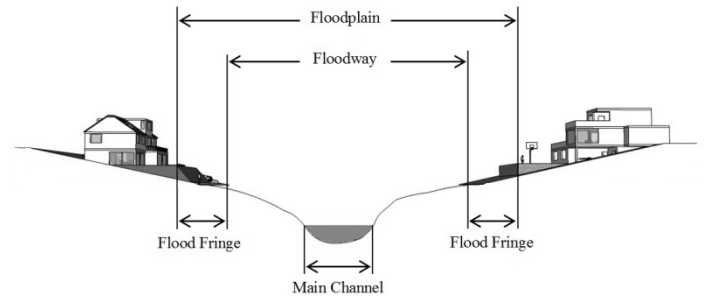
Flanking: Refers to the side of a lot, parcel or site.

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

Floodway: The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

Floodproofed: A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

Flood Fringe: The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.



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 and in a commercial or industrial building, any utility room.

Future Land Use Map: In its projections, the map specifies certain areas for residential growth and others for industry, commercial and conservation. The Future Land Use Map for Leader is attached as Appendix "A" in the Official Community Plan.

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.

G

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 though does not include a car washing establishment, an auto sales lot or an automobile service station.

Garden (Granny) Suite: A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one (1) or two (2) family members of the owner/occupants of the primary residence and is intended to allow the family to live independently though with the support nearby of the extended family.

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 (4) 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, though 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.

Green Space: Passive and structural 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.

Group Home: (See Personal Care Home).

H

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.

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 any 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, though does not include a motel or rooming house.

I

Industrial Exclusionary Uses: Refers to certain industrial activities that may be characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions, and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Exclusionary uses would include not be limited to the following: landfill, ethanol plants, transformer stations, uranium refineries, anhydrous ammonia storage, and distribution centres.

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 neighbourhoods.

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.

K

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 twelve (12) months old, for breeding purposes.

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

L

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 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.

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, though excluding companion animals.

Live/Work: A dwelling unit, part of which may be used as a business establishment, where the dwelling unit is the principal residence of the business operator.

Live/Work Residential Acreages: A residential development where the owner's principal source of income is derived from a source other than

agriculture, and where an on-site occupation or activity is permitted including the storage of material and the maintenance of equipment related to the occupation.

Loading Space: A space, measuring at least 2.5 metres (8.20 ft.) in width and 8.5 metres (27.88 ft.) in depth, located on a lot, and having access to a street or lane, in which a vehicle may park to load or unload.

Lot (see Site): 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% of the public assembly area in the adjoining restaurant.

M

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

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.

Mayor: The Mayor of the Town of Leader.

Medical Marijuana Growing Operation: A building or structure or part thereof that is used for growing, producing, processing, testing, destroying, storing, packaging or shipping of marijuana or cannabis authorized by a license issued by the Federal

Minister of Health under the Controlled Drugs and Substances Act SC 1996, c 19, as amended but shall not include any other establish.

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 # Z240. See picture below.



Double-Wide Mobile Home

Mobile Home Park: A site under single management for the placement of two (2) or more mobile homes and shall include all accessory buildings necessary to the operation though 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 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.

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 464.5 m² (5000 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.

Modular (Manufactured) Home: A residential dwelling that is constructed off-site in a yard or factory, and is 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 Town, and conforming to Canadian Standards Association (CSA) *Standard A277*.



Modular (Manufactured) Home

Modular (Manufactured) Home 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 464.5 m² (5000 ft²), and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

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 Town of Leader.

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 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, education, and enjoyment, a collection or artifacts of historical interest.

N

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.

O

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 Town of Leader Official Community Plan Bylaw No. 04.16.

Open Space: (See Green Space).

P

Parking Lot: An open area, other than a street, used for the temporary parking of more than four vehicles, and is 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 3.0 metres (10 ft) wide and 5.5 metres (18 ft) 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 metres (0.98 ft) 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 Care Home: A facility licensed under the *Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner

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, though 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, though 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 Work: A facility as defined under *The Planning and Development Act, 2007* including 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 the Town of Leader:

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

R

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 1.0 m² (11 ft²).

Recreational Use: 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; though does not include the racing of animals or motorized vehicles.

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.

Re-development: (see infill development).

Residential Care Home: 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.

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

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 that such a facility is clearly secondary to the primary restaurant use.

Retail Store (Shop): 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.

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 though without private toilet facilities.

RTM (Ready to Move) Home: A new single detached dwelling constructed off-site to National Building Code or CSA-A277 standards to be moved onto a new permanent residential site building foundation.



RTM (Ready to Move) Home

S

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, cages, rubber tires, discarded goods, equipment, appliances, and/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.

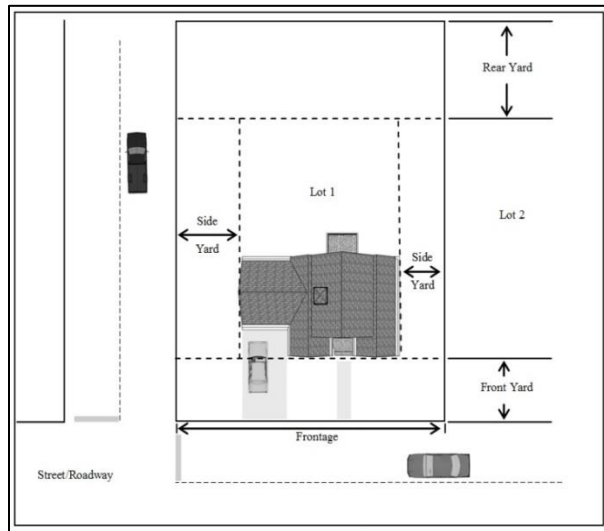
Sea Container: (See Storage Container).

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.

Self-Service Storage Facility: A commercial business that rents or leases storage rooms, lockers, containers, modular storage units and/or outdoor space, for businesses and individuals to store and access their goods.

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; though 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.



Location and measurement of setbacks

Shopping Centre/Strip Mall: A building or group of buildings located on the same lot or site, in which four or more of the uses allowed in the Zoning Districts are located for their mutual benefit including the use of off-street parking and other joint facilities.

Short-Term Stay Residential: (See Rooming House).

Shipping Container: (See Storage Container).

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.

Sight Triangle: The triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines.

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.

Sign, Billboard: A private free standing sign, including supporting structure, which advertises goods, products, services, organizations, of facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Sign, Canopy: A sign attached to, or painted on an awning, canopy, or freestanding canopy.

Sign, Fascia: A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (1.64 ft.) From such building or structure.

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

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

Sign, Projecting: A sign which is wholly or partially dependent upon a building for support and which projects more than 0.5 metres (1.64 ft.) From such building.

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

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 (2) 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, though 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, Through: A site other than a corner site, having separate frontages on two (2) 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.

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

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, persons living with disabilities, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

Storage Container: Any metal storage container designed for storage of goods and/or may have originally been designed for the intermodal transportation of freight or goods. Storage containers specifically exclude dumpsters and recycling receptacles.

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 1.6 metres (5.25 ft.) And 2.3 metres (7.55 ft.), 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 at the Information Services Corporation (ISC).

Strip Mall (Mini Mall): A building of not more than 604.0 m² (6501.61 ft²) in gross floor area in which a minimum of three (3) and a maximum of six (6) of the permitted or discretionary uses of the Zoning District are located together for their mutual benefit.

Structural Alteration: The construction or reconstruction of supporting elements of a building or other structure.

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 0.61 metres (2 ft.) Or more at any point.

T

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 Garages and Buildings: A fabric covered structure used for storage.

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.

Town: The Town of Leader.

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.



Motor Home – Camping Trailer

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.

U

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 9.29m² (100 ft²).

W

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, though 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.

Wind Energy Conversion System: A system composed of a wind turbine, tower, and associated control electronics with a capacity of less than 100 kilowatts (kw) for non-residential use or 10 kw for residential use. It will be considered an accessory use and is intended to provide on-site power for a principal use.

Wind Energy Conversion System, Private Use: Means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principal use. A system having a rated capacity of 10 kilowatts (kw) or less for residential use or 100 kw or less for non-residential uses shall be considered a private use system for the purposes of the regulations.

Wind Turbine: The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical

storage system, electrical metering, or electrical inverters.

Wind Turbine, Electrical: An individual component of a wind energy conversion system which converts kinetic wind energy to electrical energy through electric currents.

Wind Turbine, Mechanical: An individual component of a wind energy conversion system which converts kinetic wind energy to mechanical energy through motion.

Work Camp: A temporary industrial or construction camp established for the purpose of providing accommodation for employees, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such a fashion as to provide sleeping, eating and other basic living facilities.

Y

Yard: Open, uncovered space on the same site as 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.

SECTION 3: ADMINISTRATION AND INTERPRETATION

3.1 Development Officer

- .1 The Administrator of the Town of Leader 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.
- .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 District Map 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; and
 - e. Perform other duties as determined by Council.
- .3 The Development Officer shall be empowered to make a decision regarding a development permit application for a "Permitted Use."

3.2 Council

- .1 Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.
- .2 Council shall make a recommendation regarding all subdivision applications circulated to it by the Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- .3 Council shall act on discretionary uses, re-zoning 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

- .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
 - b. Receive a development permit for the proposed development.

- .2 A development permit shall not be issued for any use in contravention of any of the provisions of this Bylaw, the Town of Leader Official Community Plan.
- .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.

3.4 Development Not Requiring a Permit

- .1 Residential Zoning Districts
 - a. Buildings and structures under 9.0 m² (97 ft²) in area, which are accessory to a principal residential use, except where such dwelling is a discretionary use;
 - b. A television antennae or radio antennae; and
 - c. Relocation of any residential or accessory building provided development standards are still met on the site.
- .2 Commercial Zoning Districts
 - a. Buildings and structures under 9.0 m² (97 ft²) in area, that are accessory to a permitted, principal, commercial use except where such use is discretionary; and
 - b. 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 Official Uses
 - a. Uses and buildings undertaken, erected or operated by the Town of Leader.
- .4 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.
- .5 All Other Buildings:
 - a. 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.
- .6 Landscaping
 - a. Areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

3.5 Interpretation

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

- .2 All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

3.6 Comprehensive Development Review

- .1 A Comprehensive Development Review may be completed prior to consideration of an application by Council by any person proposing to re-zone land for multi-parcel (greater than 4 parcels) 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, commercial, and industrial developments. The scope and required detail of the Comprehensive Development Review will be based on the scale and location of the proposed development, and address the following:
 - a. Proposed land use(s) for various parts of the area;
 - b. The effect on adjacent land uses 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; and
 - f. Appropriate information specific to the particular land use (residential, commercial, or industrial).
- .2 The Comprehensive Development Review must be prepared in accordance with the overall goals and objectives of the Town of Leader Official Community Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations, administrative reviews, and hosting public meetings as required shall be borne solely by the applicant.

3.7 Development Permit Procedure

- .1 Where an application for a development permit is made for a permitted or accessory use in conformity with this Bylaw, *The Planning and Development Act, 2007* and all other municipal Bylaws, the Development Officer shall issue a development permit.
- .2 Discretionary Use Application
 - a. All applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer and pay the required application and public hearing fees;
 - b. Where an application for a development permit is made for a discretionary use, the Development Officer shall advise the Council as soon as practicable;
 - c. 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 agency 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;

- d. The Development Officer will set a date for the public hearing at which time the application will be considered by Council and if deemed necessary, provide notice to assessed owner of property indicating so within the information packages provided as part of the notification process;
- e. Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council;
- f. Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site; and
- g. The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form.

.3 Development Permit Advertisement and Public Notice for Discretionary Uses

- h. The Development Officer shall 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 owned of property within a 75.0 metre (246 ft) radius of the proposed development;
- i. 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;
- j. The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Section 54 of *The Planning and Development Act, 2007*.

3.8 Development Permit: Validity

- .1 A development permit is valid for a period of twelve (12) months unless otherwise stipulated when the permit is issued.
- .2 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 When 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.

3.9 Development Permit Application Fees

- .1 An applicant seeking the approval of a development permit application shall pay the following fee: \$100.00.
- .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 An applicant seeking a discretionary use approval shall pay the required fee: \$200.00.

3.10 Fee for Zoning Amendment Application

- .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.

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

- .1 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.

3.12 Referral Under *The Public Health Act*

- .1 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*.

3.13 Development Appeal Board

- .1 Council shall appoint a Development Appeals Board consisting of three (3) members, to hear and determine appeals in accordance with Section 213 to 227 inclusive of *The Planning and Development Act, 2007*.
- .2 Right of Appeal
 - a. In addition to any other right of appeal provided by *The Planning and Development Act, 2007*, and any other Act, a person affected may appeal to the Board if there is:
 - i. Alleged misapplication of the Zoning Bylaw in the issuance of a development permit;
 - ii. A refusal to issue a development permit because it would contravene the Zoning Bylaw;
 - iii. An issuance of a written order from the Development Officer.

- b. There is no appeal pursuant to 3.13.2.a.ii if a development permit was refused on the basis that the use in the Zoning District for which the development permit was sought:
 - i. Is not a permitted use or a permitted intensity of use;
 - ii. Is a discretionary use or discretionary use of intensity that has not been approved by resolution by Council; or
 - iii. Is a prohibited use.
- c. Appellants may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw;
- d. An appellant shall make the appeal pursuant to 3.13.2.a within 30 days after the date of the decision; and
- e. The Development Officer shall make available to all interested persons copies of the provisions of *The Planning and Development Act, 2007*, respecting decisions of the Development Officer and right of appeal.

3.14 Minor Variances

- .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.
- .2 The maximum amount of minor variance shall be 10% variation from the requirements of this Bylaw.
- .3 The development must conform to all other requirements of this Bylaw.
- .4 The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
- .5 No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to re-zone pursuant to Section 60 of *The Planning and Development Act, 2007*.
- .6 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.
- .7 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.

- .8 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.
- .9 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- .10 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.
- .11 A decision to approve a minor variance, with or without terms and conditions, does not take effect:
 - a. In the case of a notice sent by regular mail, until twenty-three (23) days from the date the notice was mailed; or
 - b. In the case of a notice that is delivered by personal service, until twenty (20) days from the date the notice was served.
- .12 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 thirty (30) days of the date of that decision.
- .13 The Development Officer shall maintain a record of all minor variance applications.

3.15 Non-Conforming Buildings, Uses, and Sites

- .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*.
- .2 No enlargement, additions, or reconstruction of a non-conforming use, building, or structure shall be undertaken, except in conformance with these provisions.
- .3 No existing use, building, or structure shall be deemed to be non-conforming 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.
- .4 Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired, or renovated pursuant to the rights granted by Section 91 to 93 of *The Planning and Development Act, 2007*. These rights are subject to the following:

- a. The enlargement, reconstruction, repair, or renovation does not further reduce the required yards that do not conform to this Bylaw;
- b. All other applicable provisions of this Bylaw are satisfied; and
- c. Issuance of a development permit required by this Bylaw.

3.16 Development Permit – Invalid

- .1 A development permit shall be automatically invalid and development shall cease, as the case may be:
 - a. If the development is not commenced within the period for which the permit is valid;
 - b. When development is undertaken in contravention of this Bylaw, the development permit and specified development standards; or
 - c. When a written appeal notice is received by the Development Appeals Board secretary regarding the Development Permit.

3.17 Cancellation

- .1 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; or
 - c. When a developer requests a development permit modification.

3.18 Stop-Work

- .1 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 an Interest Registered with ISC under this Bylaw.

3.19 Bylaw Compliance

- .1 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.

3.20 Registering Interests

- .1 As per Section 175 of *The Planning and Development Act, 2007* the municipality may register an interest based on a development levy agreement or servicing agreement in the land registry against the affected title.
- .2 On registration of an interest based on a development levy agreement or servicing agreement, the rights and privileges in the development levy agreement:
 - a. Enure to the benefit of the municipality; and

- b. Run with the land and are binding on the registered owner of the land the registered owner's heirs, executors, administrators, successor, and assigns.

3.21 Moving of Buildings

- .1 No building shall be moved within or into or out of the area covered by this Bylaw without obtaining a Development Permit from the Development Officer, unless such building is exempt under Section 3.4 of this Bylaw.

3.22 Temporary Development Permits

- .1 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, or 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.

3.23 Development Levy Agreements

- .1 Council may pass a development levy bylaw pursuant to Section 169 to 170 of *The Planning and Development Act, 2007*, to establish development levies to recover the capital costs of services and facilities.
- .2 As per Section 171 of *The Planning and Development Act, 2007*, if the Council deems it is necessary to do so, the Council or Development Officer may require the development permit applicant to enter into a development levy agreement with the Municipality respecting the payment of the development levies.

3.24 Servicing Agreements

- .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.
- .2 In accordance with *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; and
 - b. The payment of fees that the Council may establish 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.

SECTION 4: 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

- .1 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.
- .2 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 Town of Leader or law within the Province of Saskatchewan or County of Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Town of Leader or any law of Saskatchewan or Canada.
- .3 Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the provincial and federal regulations shall prevail.

4.2 Principal Use Established

- .1 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 Uses Permitted in all Zoning Districts

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

4.4 Number of Principal Buildings on a Site

- .1 Only one (1) principal building shall be permitted on any one (1) site except for the following:
 - a. Parks;
 - b. Schools;
 - c. Hospitals;
 - d. Recreation facilities;
 - e. Special care homes;
 - f. Senior citizen homes; and
 - g. Approved dwelling groups and condominium developments.

4.5 Bareland Condominiums

- .1 Bareland condominium developments shall comply with the minimum site area, coverage, width, height, and yard setbacks as stated in the residential zones.
- .2 One (1) primary dwelling unit is permitted per bareland condominium lot. No individual detached accessory buildings are permitted.
- .3 Bareland condominium developments may include private open space and one (1) accessory building for joint recreational or storage use by residents of the development shall be permitted, subject to all yard setback requirements of the Residential District in which it is located.

4.6 Accessory Buildings, Uses, and Structures

- .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.
- .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.
- .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 (1/3) 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

- .1 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 (2) established front yards on the adjacent sites, though not to be less than 4.5 metres (15 ft) in a Residential District unless otherwise permitted in this Bylaw.

4.8 Frontage for Irregular Sites

- .1 Where the site frontage is along a cul-de-sac, curve, or is irregular, the minimum site frontage shall be 11.0 metres (36 ft) and the mean site width shall not be less than the minimum frontage for regular sites in the same Zoning District.

4.9 Permitted Yard Encroachments

- .1 Where minimum front, side, or rear yards are required in any Zoning District, the following yard encroachments shall be permitted:
 - a. Uncovered and open balconies, terraces, verandas, decks, and patios may have a maximum projection from the main wall of 1.8 metres (6 ft) into any required front or rear yard; and

- b. Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations may project a distance of 0.6 metres (2 ft) into any required yard.

4.10 Grading and Leveling of Sites

- .1 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.
- .2 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:
 - a. 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; and
 - b. 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 the municipality.

4.11 Height of Buildings

- .1 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.

4.12 Heritage Properties

- .1 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.

4.13 Signage on Natural and Human Heritage Sites

- .1 Small plaques, markers, and interpretations 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.

4.14 Signage

- .1 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- .2 Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- .3 In Commercial, Industrial, and Future Urban Development Districts:
 - a. No more than two (2) permanent signs are permitted per principal use;
 - b. The facial area of a sign may not exceed 5.0 m² (54 ft²);
 - c. A sign may be double faced;
 - d. No sign shall exceed 12 metres (40 ft) in total height above the ground; and

- e. Signs advertising the principal use or the principal products offered for sale on the premises are permitted.

.4 In Residential Districts:

- a. One permanent sign is permitted per lot;
- b. In the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling; and
- c. The facial area of a sign may not exceed 0.4 m² (4 ft²).

4.15 Buffer Strips

- .1 Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances. Buffer strips may be required to separate uses from adjacent properties, in which the approval authority will determine the size and width.

4.16 Closings

- .1 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 (2) or more different Zoning Districts, the new District boundaries shall be the former centre line of the closed street or lane.

4.17 Satellite Dishes

- .1 Satellite dishes in excess of 0.5 metres (1.6 ft) in diameter shall not be located in any front yard, 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.
- .2 Satellite dishes located in Residential Districts, which exceed 0.5 metres (1.6 ft) in diameter shall only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard.

4.18 Private Garages, Sunrooms, Solariums, and Greenhouses

- .1 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.

4.19 Storage Containers

- .1 All storage containers shall comply with the following regulations and site requirements:
 - a. Shipping containers shall not be used as an accessory building on any site other than a site zoned Town Centre Commercial, Highway Commercial, or Industrial;
 - b. Shipping containers require the approval of a building permit prior to installation, regardless of the size;

- c. Shipping containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances;
- d. Shipping containers shall not be plumbed or electrified in any manner;
- e. Shipping containers are not to be leased or used by any other party than the property owner or business tenant of the site;
- f. Shipping containers must meet the minimum set back and lot coverage requirements for accessory building for the zone in which they are located;
- g. Shipping containers must not occupy any required off-street parking spaces;
- h. Shipping containers must not occupy any areas that are required for open space or landscaping;
- i. Shipping containers are prohibited for the storage of trash, junk or other refuse;
- j. Shipping containers must not be located on any street, sidewalk or trail or in any location that interferes with or blocks vehicular and/or pedestrian circulation;
- k. Shipping containers must be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwelling's, access to utility valves for fire protection;
- l. Shipping containers must be screened from adjacent properties and right-of-ways with a solid fencing, landscaping or by being placed behind or between buildings;
- m. Shipping 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;
- n. Shipping containers shall not be used as fencing;
- o. Shipping containers must not exceed a height of 2.7 m (9 ft), a width 2.4 m (8 ft), and a length of 12.2 m (40 ft) and must not be stacked;
- p. The maximum number of cargo containers on any commercial property is two (2), regardless of size; and
- q. Shipping containers must be placed on a hard, packed, level surface and any bottom drainage holes shall be secured against the environment or rodents.

4.20 Swimming Pools

- .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 motel (motor hotel) in a Highway 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;
 - b. The maximum height of such pool is 1.2 metres (4 ft) above the average finished grade level of the ground adjoining the pool and within 4.5 metres (15 ft) of such pool;
 - c. Every swimming pool shall be enclosed by a non-climbable fence of at least 1.8 metres (6 ft) in height and not more than 10 cm from the ground, and located at a distance not less than 1.5 metres (5 ft) from the pool; and
 - d. Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool.

4.21 Disposal of Wastes

- .1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used items, 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.
- .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 Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Ministries of Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Water Security Agency.

4.22 Solid and Liquid Waste Disposal Facilities

- .1 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 operation design;
 - c. The facilities will be located at least 457 metres (1499 ft) for liquid and 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.

4.23 Development Along Active Railways

- .1 Setbacks from active railways, for buildings or structures, shall be **30.0 meters** (98 ft.) except for where provisions have been made in consultation with the operator of the railway, a lesser separation may be considered.
- .2 Setback distances will be measured from the mutual property line to the principal building face.

SECTION 5: DISCRETIONARY USE STANDARDS FOR DEVELOPMENT

5.1 Terms and Conditions for Discretionary Use Approvals

This section addresses special provisions and specific development standards that apply to the following developments. In addition, these standards apply to any standards of the Zoning District. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards or criteria related to:

- ◆ Site drainage of storm water;
- ◆ The location of buildings with respect to buildings on adjacent properties;
- ◆ Access to, and number and location of parking and loading facilities;
- ◆ Appropriate space for vehicle movement in order to reduce disruption of traffic flows on adjacent roadways;
- ◆ Control of noise, glare, dust, and odour; and
- ◆ Landscaping, screening, and fencing to buffer adjacent properties.

5.2 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria, and where applicable, the specific criteria found in the respective Zoning District, in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

- .1 The proposal must be in conformance with all relevant sections of the Official Community Plan and must demonstrate that it will maintain the character, density, and purpose of the zoning district, where necessary through the provision of buffer areas, separation and screening.
- .2 The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and facilities.
- .3 The proposal must demonstrate that it is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.
- .4 The proposal must provide sufficient landscaping and screening, and wherever possible, shall preserve existing vegetation.
- .5 The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.

- .6 Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc., not in keeping with the character of the adjacent area.
- .7 Consideration will be given to addressing pedestrian safety and convenience of both within the site and in terms of the relationship to the road network in and around the adjoining area.
- .8 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- .9 Proposals for discretionary uses which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.

5.3 Home-Based Businesses and Occupations

Home-based businesses are subject to the following conditions:

- .1 Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size that provide services or products that would detrimentally affect the viability of the neighbourhood.
- .2 All business permits issued for home occupations shall expire on December 31 of the year issued. Home occupations are subject to the condition that the Permit may be revoked at any time if, in the opinion of Council, the use is or has become detrimental to the amenities of adjoining properties and the neighbourhood.
- .3 One (1) home occupation shall be allowed per dwelling unit. Home occupations shall be conducted entirely within the dwelling or accessory building.
- .4 One (1) advertising display sign not exceeding 0.5 m² (5 ft²) in area shall be allowed on the site or premise from which the home occupation is conducted. No LED or neon signs shall be allowed,
- .5 There shall be no exterior display or storage of any merchandise or material relating to the home occupation.
- .6 No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour, or air pollution that is detectable at or beyond the property lines of the lot where the home occupation or business is located.

- .7 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.
- .8 The home occupation shall not cause or add to on-street parking congestion or cause an increase in traffic through residential zones:
 - a. No more than one (1) business vehicle, for which off-street parking is provided, shall be operated in connection with the home occupation; and
 - b. Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.

5.4 Secondary Suites

Secondary suites are subject to the following conditions:

- .1 Secondary suites may be constructed within a principal, single detached dwelling in a residential zone. Only one (1) secondary suite is permitted on each residential site.
- .2 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.
- .3 Secondary suites may not exceed 60 m² (65 ft²) or 35% of the total floor space of the principal single detached dwelling, including basements, and may not have more than two (2) bedrooms.

5.5 Modular Homes

Modular homes are subject to the following conditions:

- .1 All modular homes shall be placed on a permanent suitable foundation that meets building codes at a standard comparable to a single detached dwelling:
 - a. All modular homes shall complement adjacent and nearby dwellings.
- .2 Modular homes shall be permanently connected to water and sewer services provided by the municipality and permanently connected as available to other public utilities.

5.6 Bed and Breakfast Homes

Bed and breakfast homes are subject to the following conditions:

- .1 A bed and breakfast home may be located in a detached one (1) unit dwelling or in a semi-detached dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- .2 Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence developed and shall be licensed by the Ministry of Health.
- .3 Required parking spaces may be permitted in a required front yard.

- .4 One advertising display sign located on the site or premise advertising the bed and breakfast home is permitted. The facial area of a sign shall not exceed 0.5 m² (5 ft²).

5.7 Child Day Care Centres and Pre-Schools

Child day care centres and pre-schools are subject to the following conditions:

- .1 Child day care centres and pre-schools may be approved as an accessory use or as a principal use in their respective Zoning District.
- .2 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.
- .3 Outdoor play areas shall comply with the *Child Care Act, 2000*.

5.8 Adult Day Care Centres

Adult day care centres are subject to the following conditions:

- .1 Adult day care facilities may be approved as an accessory use or as a principal use.
- .2 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.

5.9 Garden (Granny) Suites

A single garden suite may be placed in the back yard of a single-detached residential development under the following conditions:

- .1 There is no secondary suite in the primary residence.
- .2 The garden suite dwelling unit is a temporary use and shall be permitted for a five (5) year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
- .3 The owner(s) of the host residence must live on the site, and at least one (1) resident of the primary dwelling and one (1) resident of the garden suite shall be related by blood, marriage, or legal adoption.
- .4 Except for infant children (up to two (2) years of age) of a resident of the garden suite dwelling, there shall be no more than two (2) residents.
- .5 The occupant(s) of the garden suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- .6 The floor area of the garden suite dwelling shall not be less than 35 m² (377 ft²) and not greater than 90 m² (969 ft²). The garden suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- .7 The maximum height of the garden suite shall not exceed 5.0 metres (16 ft) from grade level and shall have only one story.

- .8 Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- .9 Residents of the garden suite must have access to the rear yard amenities.
- .10 The combined site coverage of the single detached dwelling and garden suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirements of the Zoning Bylaw are met.
- .11 A parking space shall be provided on site for the resident(s) of the garden suite dwelling.
- .12 There shall be direct and separate access to the garden suite dwelling by on-site driveway, or by public roadway or alley.

5.10 Residential Care Homes

Residential care homes are subject to the following conditions:

- .1 Residential care homes may be approved as an accessory use or as a principal use in their respective Zoning District.
- .2 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.
- .3 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.

5.11 Campgrounds

Campgrounds are subject to the following conditions:

- .1 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 the 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.
- .2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (15 ft) which shall contain no buildings.
- .3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² (1615 ft²) in area with its corners clearly marked.
- .4 One (1) permanent sign located on site advertising the campground is permitted per site:
 - a. The facial area of a sign shall not exceed 0.5 m² (5 ft²);
 - b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public; and

- c. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- .5 No portion of any campsite shall be located within a roadway or required buffer area.
- .6 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- .7 Each trailer coach shall be located at least 3.0 metres (10 ft) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- .8 The space provided for roadways within a campground shall be at least 7.5 metres (25 ft) in width. No portion of any campsite, other use, or structure shall be located in any roadway.
- .9 A campground may include as accessory uses, a laundromat or confectionary designed to meet the needs of the occupants of the campsites, and one (1) single detached dwelling for the accommodation of the operator.
- .10 *The Public Health Act* shall be complied with in respect to all operations and development of the campground.

5.12 Wind Energy Facilities

Wind energy facilities are subject to the following conditions:

- .1 All buildings and structures shall be set back at least 90.0 metres (295 ft) from an intersection of any municipal road allowance, or Provincial highway or such greater distance as required by the Department of Highways.
- .2 The setback related to municipal road allowances and the wind energy generator (turbine) shall be no less than the length of the blade plus 10.0 metres (33 ft).
- .3 The minimum site size for the allowance of any wind energy facility shall be 2.0 hectares (5 acres).
- .4 The setback from the property line of a non-participating landowner to a wind energy generator (turbine) shall be no less than the length of the blade plus 10.0 metres (33 ft), or a minimum of 38.0 metres (125 ft), unless otherwise agreed to by the landowner, developer, and the municipality.
- .5 The separation distance from an agricultural or country residence to a wind energy generator (turbine) shall be a minimum distance of 550 metres (1804 ft).
- .6 The maximum total tower height shall be:
 - a. 45.0 metres (148 ft) above grade level in the Industrial Zoning District.
- .7 Approaches for access roads to the wind energy facilities must be perpendicular to established road allowances.

- .8 All infrastructure, roads, and accesses required to facilitate the implementation of the wind energy facilities shall be proposed by the developer as part of the Development Permit application.
- .9 Any proposed development within a municipal road allowance, i.e. Underground lines or overhead poles/lines, must be proposed by the developer as part of the Development Permit application.
- .10 The developer is required to enter into a road use agreement with the municipality for the construction period to ensure roads are maintained in condition agreeable by both parties.
- .11 The wind energy generator (turbine) shall have no restrictions on colour or height.
- .12 Substations are required to be fenced. All wind energy facilities shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 metres (6 ft) and the design shall be included in the Development Permit application.
- .13 Development and Building Permit applications for wind energy facilities shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan professional engineer.
- .14 Sites having potentially dangerous or hazardous developments shall have visible signs stating any potential dangers. No hazardous waste shall be stored on the site.
- .15 Council, at its discretion, may seek approval of this development from both internal and external referral agencies.

5.13 Above Ground Fuel Storage Tanks

Above ground fuel storage tanks are subject to the following conditions:

- .1 Above ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations, gas bars, and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- .2 The total storage capacity for above ground fuel storage tanks on any single service station or gas bar site shall not exceed:
 - a. 150,000 liters for flammable liquids (gasoline);
 - b. 100,000 liters for combustible liquids (diesel fuel); and
 - c. 100,000 liters of propane.
- .3 Above ground fuel storage tanks shall be:
 - a. For uses other than service stations and gas bars, located at least 3.0 metres (10 ft) from any property line or building, the 3.0 metre separation distance may be reduced to 1.0 metre (3 ft) for tanks with a capacity of 5,000 litres or less;
 - b. For service stations and gas bars, located at least 6.0 metres (20 ft) from any property line or building;
 - c. Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and

- d. At least 15 metres (49 ft) from the boundary of any site within a Residential District.
- .4 For uses other than service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 3.0 metres (10 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- .5 For service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 6.0 metres (20 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- .6 Above ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails, or other similar means.
- .7 At service stations and gas bars, above ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- .8 The maximum height of an above ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the Zoning District.
- .9 Painted lettering or other forms of signage may be located on above ground fuel storage tanks subject to the sign regulations in the Zoning District.

SECTION 6: ZONING DISTRICTS AND ZONING MAP

6.1 Zoning Districts

For the purpose of this Bylaw, the Town of Leader is divided into several Zoning Districts that may be referred to by the appropriate symbols. The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply, are provided in the District sections that follow.

District	Symbol	District	Symbol
Residential Single Dwelling District	R1	Industrial District	IND
Residential Multiple Dwelling District	R2	Railway District	RW
Residential Mobile Home District	RMH	Community Services District	CS
Town Centre Commercial District	C1	Future Urban Development District	FUD
Highway Commercial District	C2		

6.2 Zoning District Map

The map bearing the statement “This is the Zoning District Map referred to in Bylaw No. 05.16 adopted by the Town of Leader”, signed by the Mayor and the Town Administrator under the seal of the Town, shall be known as the Zoning District Map and such map is hereby declared to be an integral part of this Bylaw.

6.3 Boundaries of Zoning Districts

- .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.
- .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.

6.4 Holding Designation

- .1 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*.
- .2 Any lands subject to a holding provision shall only be used for the following uses:
 - a. Those uses existing on the land when the “H” is applied; and
 - b. Public works.

SECTION 7: R1 – RESIDENTIAL SINGLE DWELLING DISTRICT

The purpose of the Residential Single Dwelling District (R1) is to accommodate primarily single family detached residential dwellings.

7.1 Permitted Uses

- a. One single detached dwelling, which includes a RTM;
- b. Uses, buildings, and structure accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Public Parks, playgrounds and swimming pools;
- d. Public works buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.

7.2 Discretionary Uses

The following uses may be permitted in the R1 – Residential Single Dwelling District though only by resolution of Council and only in locations specified in such resolution of Council.

- a. Semi-detached, duplex dwelling;
- b. Town houses, row houses;
- c. Secondary suites (refer to Section 5.4);
- d. Home occupations, home-based businesses (refer to Section 5.);
- e. Child day care centres (refer to Section 5.);
- f. Adult day care centres (refer to Section 5.8);
- g. Bed and Breakfast Homes;
- h. Residential care homes (refer to Section 5.10).

7.3 Site Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted Uses	Single-Detached, RTM, and Modular Homes	Public Playgrounds and Swimming Pools
Minimum site area	464 m ² (4994 ft ²)	No minimum
Minimum floor area	90 m ² (969 ft ²)	No minimum
Minimum site frontage	15.0 m (49 ft) for rectangular lots; 11 m (36 ft) with a mean width of 15 m (49 ft) for non-rectangular lots	No minimum
Maximum site coverage	40% and 50% on a corner site	No maximum
Minimum front yard	7.5 m (25 ft)	7.5 metres (25 ft)
Minimum rear yard	6.0 m (20 ft)	No minimum
Minimum side yard	1.2 m (4 ft)	3.5 m (11 ft)

Maximum Height	9.5 meters (31 ft)	No maximum
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Principal Discretionary Uses	Semi-Detached and Duplex Dwellings	Town houses, Row houses	All other uses
Minimum site area	325 m ² (3498 ft ²) per unit	200 m ² (2,152 ft ²) per dwelling unit	464 m ² (4994 ft ²)
Minimum floor area	60 m ² (645 ft ²)	30 m ² (323 ft ²) per bedroom unit	90 m ² (969 ft ²)
Minimum site frontage	9.0 m (30 ft) per unit for rectangular lots; 7.5 m (25 ft) per unit with a mean width of 15 m (49 ft) for non-rectangular lots	15 metres (49 ft) for rectangular lots; 11 m with a mean width of 15 m (49 ft) for non-rectangular lots	15.0 m (49 ft) for rectangular lots; 11 m (36 ft) with a mean width of 15 m (49 ft) for non-rectangular lots
Minimum front yard	7.5 m (25 ft)	7.5 metres (25 ft)	7.5 m (25 ft)
Minimum rear yard	6.0 m (20 ft)	6 metres (20 ft)	6.0 m (20 ft)
Minimum side yard	1.2 m (4 ft)	3.5 m (11 ft)	1.2 m (4 ft)
Maximum Height	9.5 meters (31 ft)	9.5 meters (31 ft)	9.5 meters (31 ft)
Maximum site coverage	Interior lot 40%, corner lot 50%	Interior lot 40%, corner lot 50%	40% and 50% on a corner site

7.4 Accessory Buildings and Structures

Minimum yard setbacks	A minimum 6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 3.0 metres (10 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft).
Maximum floor area	All accessory buildings shall not exceed 60 m ² (650 ft ²) or 83.6 m ² (900 ft ²) in area
Height	Height of accessory buildings shall not exceed 4 metres (13 ft) in height from grade level to the underside of the eaves
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.2 m (4ft) from the site line abutting the lane

- a. 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 and shall not exceed the square footage of the main floor of the principal dwelling in size;
- b. All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;

- c. No attached structure (i.e. Deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded; and
- d. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be only be permitted in a rear or side yard

7.5 Fence and Hedge Heights

Walls, fences, hedges, or shrubs may be erected, placed, planted maintained or grown along a lot line in conformance with the following regulations:

- 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 metres (3.3 ft) above grade level;
- c. In a required rear yard, to a height no greater than 2.0 metres (6.5 ft) above grade level; and
- d. In the case of corner lots, no fence, hedge, shrub or wall shall be placed so as to create a visual obstruction in an established sight triangle. The sight triangle in a front yard shall not exceed 7.5 metres (25 ft) in length on the corner lot lines (front and both side property lines).

7.6 Parking

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

Single-detached, RTM and modular homes	2 spaces per unit
Semi-detached, duplex, and multi-unit dwellings	2 spaces per unit
Public works	No requirements
Public playgrounds and swimming pools	No requirements
Child day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility
Adult day care centres	1 space plus 1 space per 5 persons enrolled in the facility

7.7 Outdoor 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. Storage containers are subject to Section 4.19;
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts; and
- f. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

7.8 Signage

- a. All signage shall comply with the regulations outlined in Section 4.14.

7.9 Discretionary Use Evaluation Criteria

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- .1 Semi-Detached, Duplex Dwellings, Fourplex or Townhouses:
 - a. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential areas.
- .2 Specific Discretionary Use Evaluation Criteria for **Residential Care Homes**:
 - a. Council will consider if the proposed use maintains the existing residential character of the neighbourhood.
- .2 Off-street parking spaces for adult day care centres, child day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

SECTION 8: R2 – RESIDENTIAL MULTIPLE DWELLING DISTRICT

The purpose of the Residential Multiple Dwelling District-R2 is to accommodate a variety of high density residential development including single-detached residences, semi-detached residences, townhouses and multi-unit dwellings.

8.1 Permitted Uses

- a. One single-detached dwelling, including a RTM;
- b. Semi-detached, duplex dwelling;
- c. Fourplex or townhouses and other multiple unit dwellings;
- d. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- e. Public works, buildings and structures, excluding offices, shops, warehouses, storage yards, and waste management or sewage facilities.

8.2 Discretionary Uses

The following uses may be permitted in the R2 – Residential Multiple Dwelling District though only by resolution of Council and only in locations specified in such resolution of Council.

- a. One secondary suite (in single-detached dwellings)(refer to Section 5.4);
- b. One garden suite (on single residential sites)(refer to Section 5.9);
- c. Apartment buildings;
- d. Home occupations (home-based businesses) (refer to Section 5.3);
- e. Child daycares and pre-schools (refer to Section 5.7);
- f. Bed and breakfast homes (refer to Section 5.6);
- g. Residential care home (refer to Section 5.10).

8.3 Site Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted Uses	Single-Detached, RTM, and Modular Homes	Semi-Detached and Duplex Dwellings	Town houses, Row houses and other multi-unit dwellings
Minimum site area	464 m ² (4994 ft ²)	325 m ² (3498 ft ²) per unit	185 m ² (1991 ft ²) per unit
Minimum floor area	75 m ² (807 ft ²)	60 m ² (645 ft ²)	30 m ² (323 ft ²) per bedroom unit
Minimum site frontage	15.0 m (49 ft) for rectangular lots; 11 m (36 ft) with a mean width of 15 m (49 ft) for non-rectangular lots	9.0 m (30 ft) per unit for rectangular lots; 7.5 m (25 ft) per unit with a mean width of 15 m (49 ft) for non-rectangular lots	7.6 metres (25 ft) per unit

Minimum front yard	7.5 m (25 ft)	7.5 m (25 ft)	7.5 metres (25 ft)
Minimum rear yard	6.0 m (20 ft)	6.0 m (20 ft)	6 metres (20 ft)
Minimum side yard	1.2 m (4 ft)	1.2 m (4 ft)	1.5 m (2 ft)
Height	9.5 meters (31 ft)	9.5 meters (31 ft)	9.5 meters (31 ft)
Maximum Coverage	Interior lot 40%, corner lot 50%	Interior lot 40%, corner lot 50%	Interior lot 40%, corner lot 50%

Principal Discretionary Uses	Apartment Buildings
Minimum site area	500 m ² (5382 ft ²)
Minimum floor area	46.5 m ² (500 ft ²) per dwelling unit
Minimum site frontage	21 metres (69 ft)
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	6 metres (20 ft)
Minimum side yard	3.5 m (11 ft) or half the average wall height, whichever is greater
Lot Coverage Maximum	50% interior site, 60% corner site
Height	15.0 meters (49 ft)

8.4 Accessory Buildings and Structures

Minimum yard setbacks	A minimum 6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 3.0 metres (10 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft)
Maximum floor area	All accessory buildings shall not exceed 60 m ² (650 ft ²) or 83.6 m ² (900 ft ²) in area
Height	Height of accessory buildings shall not exceed 4 metres (13 ft) in height from grade level to the underside of the eaves
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.2 m (4ft) from the site line abutting the lane

- a. 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 and shall not exceed the square footage of the main floor of the principal dwelling in size;
- b. All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;

- c. No attached structure (i.e. Deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded; and
- d. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be prohibited on all residential sites or permitted in a rear or side yard.

8.5 Fence and Hedge Heights

Walls, fences, hedges, or shrubs may be erected, placed, planted maintained or grown along a lot line in conformance with the following regulations:

- 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 metres (3.3 ft) above grade level;
- c. In a required rear yard, to a height no greater than 2.0 metres (6.5 ft) above grade level; and
- d. In the case of corner lots, no fence, hedge, shrub or wall shall be placed so as to create a visual obstruction in an established sight triangle. The sight triangle in a front yard shall not exceed 7.5 metres (25 ft) in length on the corner lot lines (front and both side property lines).

8.6 Parking

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

Single-detached, RTM and modular homes	2 spaces per unit
Semi-detached, duplex, and multi-unit dwellings	2 spaces per unit
Public works	No requirements
Public playgrounds and swimming pools	No requirements
Child day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility
Adult day care centres	1 space plus 1 space per 5 persons enrolled in the facility

8.7 Outdoor 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. Storage containers are subject to Section 4.19;
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts; and
- f. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

8.8 Signage

- a. All signage shall comply with the regulations outlined in Section 4.14.

8.9 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- .1 Specific Discretionary Use Evaluation Criteria for **Apartment Blocks; Residential Care Homes**:
 - a. Council will consider if the proposed use maintains the existing residential character of the neighbourhood.
- .2 Off-street parking spaces for adult day care centres, child day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

SECTION 9: RMH – RESIDENTIAL MOBILE HOME DISTRICT

The purpose of the Residential Mobile Home District (RMH) shall be to accommodate mobile home park development in a concentrated manner.

9.1 Permitted Uses

- a. Mobile home parks;
- b. One mobile home, compliant with the CSA Z240 standards, following the placement thereof on a permanent foundation);
- c. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- d. Public Playgrounds and swimming pools;
- e. Public works, buildings, and structures excluding offices, warehouses, storage yards, and waste management or sewage facilities.

9.2 Discretionary Uses

The following uses may be permitted in the RMH – Residential Mobile Home District but only by resolution of Council and only in locations specified in such resolution of Council.

- a. Home occupations, home-based businesses (refer to Section 5.3);
- b. Laundromats;
- c. Child day care centres (refer to Section 5.7);
- d. Adult day care centres (refer to Section 5.8).

9.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted Uses	Mobile Home Parks	Mobile Home Sites	Public Swimming Pools and Playgrounds
Minimum site area	2 hectares (5 acres)	450 m ² (4844 ft ²)	No minimum
Minimum floor area	--	75 m ² (807 ft ²)	No minimum
Minimum site frontage	30.0 metres (98 ft)	15 metres (49 ft)	No minimum
Minimum front yard	6.0 metres (20 ft)	6.0 metres (20 ft)	7.5 metres (25 ft)
Minimum rear yard	6.0 metres (20 ft)	6.0 metres (20 ft)	No minimum
Minimum side yard	1.2 metres (4 ft)	1.2 metres (4 ft)	3.5 m (11 ft)
Maximum site coverage	--	40%	No maximum

Principal Discretionary Uses	
Minimum site area	450 m ² (4844 ft ²)
Minimum floor area	75 m ² (807 ft ²)
Minimum site frontage	15 metres (49 ft)
Minimum front yard	6.0 metres (20 ft)
Minimum rear yard	6.0 metres (20 ft)
Minimum side yard	1.2 metres (4 ft)
Maximum site coverage	40%

9.4 Accessory Buildings and Structures

Minimum yard setbacks	A minimum 6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 3.0 metres (10 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft).
Maximum floor area	All accessory buildings shall not exceed 60 m ² (650 ft ²) or 83.6 m ² (900 ft ²) in area
Height	Height of accessory buildings shall not exceed 4 metres (13 ft) in height from grade level to the underside of the eaves
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.2 m (4ft) from the site line abutting the lane

- a. Accessory buildings shall not be located in a required front yard;
- b. 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 and shall not exceed the square footage of the main floor of the principal dwelling in size;
- c. All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection;
- d. No attached structure (i.e. Deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded; and
- e. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted only in a rear or side yard.

9.5 Fence and Hedge Heights

Walls, fences, hedges, or shrubs may be erected, placed, planted maintained or grown along a lot line in conformance with the following regulations:

- 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 metres (3.3 ft) above grade level;
- c. In a required rear yard, to a height no greater than 2.0 metres (6.5 ft) above grade level; and
- d. In the case of corner lots, no fence, hedge, shrub or wall shall be placed so as to create a visual obstruction in an established sight triangle. The sight triangle in a front yard shall not exceed 7.5 metres (25 ft) in length on the corner lot lines (front and both side property lines).

9.6 Parking

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

Mobile homes	1 space per unit
Public works	No requirements
Public playgrounds and swimming pools	No requirements
Child day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility
Adult day care centres	1 space plus 1 space per 5 persons enrolled in the facility

9.7 Outdoor 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. Storage containers are subject to Section 4.19;
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts; and
- f. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreation vehicle in operating condition that is for sale at any given point in time.

9.8 Signage

- a. All signage shall comply with the regulations outlined in Section 4.14.

9.9 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- .1 Specific Discretionary Evaluation Criteria for **Laundromats**:

- a. The location of laundromats will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding adjacent areas;
 - b. Consideration shall be given to the area's municipal servicing capacity.
- .1 Off-street parking spaces for adult day care centres, child day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

SECTION 10: C1 – TOWN CENTRE COMMERCIAL DISTRICT

The purpose of the Town Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian oriented commercial activities and services.

10.1 Permitted Uses

- a. Banks, credit unions, and other financial institutions;
- b. Administrative offices;
- c. Barbers, hairdressers, and other similar personal services establishments;
- d. Medical, dental, and other health care offices and clinics or health services;
- e. Restaurants, cafes, coffee shops, and other similar fast food services;
- f. Confectionaries and delicatessens;
- g. Storefront retail stores and outlets;
- h. Storefront bakeries, butcher shops, and similar food processing with on-site retail sales;
- i. Theatres, assembly halls, places of worship, service clubs;
- j. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
- k. Licensed premises for the sale and consumption of alcoholic beverages;
- l. Libraries, galleries, museums, and other similar cultural institutions;
- m. Public transportation depots;
- n. Outdoor markets and concessions (permanent, seasonal, or occasional);
- o. Rooming houses;
- p. Small-scale repair trades such as tailors, jewelers, art and hand craft shops and studios, craftspeople and similar trades, including retail sales of art and craft products;
- q. Newspaper offices and printing plants and services;
- r. Animal hospitals, or clinics and offices of veterinary surgeons;
- s. Storefront construction trades without yards;
- t. Buildings, structures or uses accessory to and located on the same site as the principal building or permitted use.
- u. Public works buildings, offices and structures excluding warehouses, storage yards, and waste management or sewage facilities.

10.2 Discretionary Uses

The following uses may be permitted in the C1 – Town Centre Commercial District but only by resolution of Council and only in locations specified in such resolution of Council.

- a. Dwellings attached to and behind, or above, commercial establishments;
- b. Multiple unit dwellings;
- c. Automobile sales and services;
- d. Motels and hotels;
- e. Lumber and building supply establishments;
- f. Plumbing and heating shops;
- g. Service stations (refer to Section 5.13);

- h. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales.
- i. Funeral homes;

10.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted Uses	
Minimum site area	232 m ² (2,497 ft ²)
Minimum site frontage	7.5 m (25 ft)
Maximum site coverage	75%
Minimum front yard	No requirement, except 3.0 m (10 ft) for multiple dwelling units
Minimum rear yard	No requirement, except where the rear of a C1 District abuts any Residential District without an intervening street or lane, a rear yard of at least 6.0 m (20 ft) shall be required
Minimum side yard	No requirement except 1.22 m (4 ft) for multiple dwelling units and 1.22 m (4 ft) abutting a Residential Zoning District without an intervening street or lane

Principal Discretionary Uses	Motels and Hotels	Service Stations	Other Discretionary Uses
Minimum site area	1,600 m ² (17,222 ft ²)	929 m ² (10,000 ft ²)	232 m ² (2,497 ft ²)
Minimum site frontage	30.0 metres (98 ft)	7.5 m (25 ft)	7.5 m (25 ft)
Minimum front yard	15 metres (49 ft)	7.5 m (25 ft)	No requirement
Minimum rear yard	6.0 metres (20 ft)	No requirement except when the rear site line abuts any Residential District without an intervening street or lane, a side yard of at least 1.2 metres (4 ft) shall be provided.	No requirement except when the rear site line abuts any Residential District without an intervening street or lane, a side yard of at least 1.2 metres (4 ft) shall be provided.
Minimum side yard	3.0 metres (10 ft)	No requirement except when the side site line directly abuts any Residential or Community Service Zoning District or abuts a public street, then the minimum side yard shall be 2.1 metres (7 ft).	No requirement except when the side site line directly abuts any Residential or Community Service Zoning District or abuts a public street, then the minimum side yard shall be 2.1 metres (7 ft).

10.4 Accessory Buildings

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

10.5 Signage

Signs and billboards shall be prohibited in the C1 - Town Centre Commercial Zoning District 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:

- a. No more than two permanent signs are permitted per principal use;
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. The facial area of a sign shall not exceed 5 m² (54 ft²);
- d. A sign may be double faced;
- e. No sign shall exceed 12 metres (39 ft) in total height above the ground;
- f. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and
- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

10.6 Parking

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

Shopping centre/strip mall	1 parking space for each 50 m ² (538 ft ²) of floor area
Lumber and building supply establishments	1 space per 50 m ² (538 ft ²) of gross floor or 1 space per 3 employees, whichever is greater
Places of assembly, institutional buildings	1 parking space for each 50 m ² (538 ft ²) of floor area
All other uses	1 parking space for each 50 m ² (538 ft ²) of floor area

10.7 Landscaping

Where a site abuts any Residential Zoning District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

10.8 Discretionary Use Evaluation Criteria

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- .1 Specific Discretionary Use Evaluation Criteria for **Accessory Dwelling Units Attached to and Behind or Above, Commercial Establishments**:
 - a. A maximum of one accessory dwelling unit attached to and behind, or above, a commercial establishment will be allowed;
 - b. Council will favourably consider an accessory dwelling where it is located in the principal building with the front of the building at grade level always remaining a commercial use; and

- c. Council will only consider accessory dwellings that have a main entrance that is separate from that of the commercial establishment.
- .2 Specific Discretionary Use Evaluation Criteria for **Lumber Yards and Wholesale Trades:**
 - a. Development of such uses on other than the existing sites will be encouraged to locate on vacant land with adequate space; and
- .3 Specific Discretionary Use Evaluation Criteria for **Construction Trades; Lumber Yards; Light Manufacturing; Welding and Machine Shops:**
 - a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv. Utilized for hazardous substances.
 - b. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints.
- .4 Other Requirements
 - b. All operations related to construction trades, artisans, and craft shop offices shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

SECTION 11: C2 – HIGHWAY COMMERCIAL DISTRICT

The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial, industrial and related activities located along Provincial Highways requiring high visibility.

11.1 Permitted Uses

- a. Motels or motor hotels, including a dwelling for caretakers, owners, or managers;
- b. Restaurants, confectionaries, including drive-thru;
- c. Licensed premises for the sale and consumption of alcoholic beverages;
- d. Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, recreation, or farm machinery and equipment;
- e. Public transportation depots;
- f. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
- g. Car wash;
- h. Commercial cardlock operations;
- i. Garden centres or commercial greenhouses;
- j. Lumber and building supply establishments;
- k. Tourism oriented commercial recreation activities;
- l. Police, ambulance stations;
- m. Accessory uses, including integrated or complementary uses, buildings or structures accessory to and located on the same site as the principal building or use;
- n. Public works offices, buildings, structures and warehouses excluding waste management or sewage facilities.

11.2 Discretionary Uses

The following uses may be permitted in the C2 - Highway Commercial District but only by resolution of Council and only in locations specified in such resolution of Council.

- a. Bulk petroleum sales and storage;
- b. Oilfield supply and services establishments;
- c. Animal hospitals, or clinics and offices of veterinary surgeons;
- d. Construction trades and contractors' yards;
- e. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
- f. Strip malls, shopping centres;
- g. Campground including recreational vehicle park;
- h. Rooming house;
- i. Funeral homes;
- j. Motor vehicle, recreational vehicle, and/or mobile home sales and servicing and/or storage compound;
- k. Semi-trailer and container parking lot including sea containers.

11.3 Prohibited Uses

- a. Abattoirs.

11.4 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted Uses	Motels and Hotels	Service Stations	All other uses
Minimum site area	1,600 m ² (17,222 ft ²)	929 m ² (10,000 ft ²)	1,115 m ² (12,002 ft ²)
Minimum site frontage	30.0 metres (98 ft)	7.5 m (25 ft)	26.0 metres (85 ft)
Minimum front yard	15 metres (49 ft)	7.5 meters (25 feet)	7.5 metres (25 ft)
Minimum rear yard	6.0 metres (20 ft)	No requirement except when the rear site line abuts any Residential District without an intervening street or lane, a side yard of at least 1.2 metres (4 ft) shall be provided.	6.0 metres (20 ft)
Minimum side yard	3.0 metres (10 ft)	No requirement except when the side site line directly abuts any Residential or Community Service Zoning District or abuts a public street, then the minimum side yard shall be 2.1 metres (7 ft)	3.0 metres (10 ft)

Principal Discretionary Uses	
Minimum site area	1,115 m ² (12,002 ft ²)
Minimum site frontage	26.0 metres (85 ft)
Maximum site coverage	75%
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	6.0 metres (20 ft)
Minimum side yard	3.0 metres (10 ft)

11.5 Accessory Buildings

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building; and

- b. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted only in a rear or side yard.

11.6 Fence and Hedge Heights

- a. 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 lane. Such screening shall consist of a solid fence, hedge, or wall over 1.5 metres (3 ft) in height in a side or rear yard and over 0.75 metres (2 ft) in a front yard;
- b. No fence in a commercial or industrial zone shall exceed 2.4 metres (8 ft); and
- c. No barbed wire, or razor wire fences shall be allowed in a Commercial Zoning District.

11.7 Signage

Signs and billboards shall be prohibited in the C2 – Highway Commercial Zoning District 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:

- a. No more than two permanent signs are permitted per principal use;
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. The facial area of a sign shall not exceed 5 m² (54 ft²);
- d. A sign may be double faced;
- e. No sign shall exceed 12 metres (39 ft) in total height above the ground;
- f. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and
- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

11.8 Parking

Strip malls or retail plazas	1 parking space for each 50 m ² (538 ft ²) of floor area
Stores and offices	1 parking space for every 50 m ² (538 ft ²) of gross floor area
Restaurants, other eating places	1 parking space for every 10 seats provided for patrons
Theatres, places of assembly	1 parking space for every 10 seats provided for patrons
Motels, motor hotels, or hotels	1 parking space for each unit
Service stations	1 ½ parking spaces for each service bay
All other uses	1 parking space for each 75 m ² (807 ft ²) of building floor area

11.9 Landscaping

- a. A landscaped strip not less than 3.0 metres (10 ft) 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; and
- c. Where a site abuts any Residential or Community Service Zoning District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

11.10 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 (183 ft²). Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
93 m ² to 1300 m ²	1 space
1300 m ² to 2800 m ²	2 spaces
<2800 m ²	2 spaces +1 space for each 5600 m ² (60278 ft ²)

11.11 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial 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. Storage containers shall comply with the requirements outlined in Section 4.19; and
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition and machinery normally used for the maintenance of the property, vehicles or vehicular parts.

11.12 Discretionary Use Evaluation Criteria

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

.1 Specific Discretionary Use Evaluation Criteria for **Strip Malls/Shopping Centres**:

- a. Council will favorably consider the proposed use where it can be demonstrated that it is 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; and
 - d. Other criteria may include the street façade, main street entrance, windows along the street and the relaxation of on-site parking requirements;
- .2 Specific Discretionary Use Evaluation Criteria for **Construction Trades and Contractor's Yards; Shops of Plumbers, Pipe Fitters, Metal Workers and Other Industrial Trades Manufacturing and Sales; Autobody Shops:**
 - a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects;
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv. Utilization of hazardous substances.
 - b. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints.
- .3 Specific Discretionary Use Evaluation Criteria for **Rooming House:**
 - a. Council will favourably consider a rooming house that is contained within a single-detached or semi-detached (both halves must be a rooming house) dwelling.
- .4 Specific Discretionary Use Evaluation Criteria for **Agriculture Implement, Motor Vehicle, Recreational Vehicle and/or Mobile Home Sales Storage Compound; Semi-Trailer and Container Parking Lots including Sea Containers:**
 - a. Council will favourably consider the proposed use where it is located in an area of low-visibility, and screened to avoid any adverse visual impact.
- .5 Other Requirements
 - a. Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes an access to or from major streets or designated truck routes.

11.13 Supplementary Regulations

- .1 Service Stations
 - a. Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6.0 metres (20 ft) from the intersection;
 - b. Fuel pumps and other accessory equipment shall be located not less than 6.0 metres (20 ft) from any street or site line;
 - c. Service stations shall locate underground storage tanks in accordance with *The Fire Protection Act*;

- d. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations;
- e. Access/egress points shall not be continuous along a street and shall be at least 10.0 metres (33 ft) apart; and
- f. 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.

SECTION 12: IND – INDUSTRIAL DISTRICT

The purpose of the Industrial District (IND) is to provide areas for Industrial service activities including a reasonable level of outdoor storage, though which is not of an obnoxious, hazard or offensive nature.

12.1 Permitted Uses

- a. Business and/or professional offices;
- b. Industrial parks containing a combination of permitted uses;
- c. Buildings, structures, and uses accessory to, and located on the same site as the principal building or use excepting any building or structure used for human habitation;
- d. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials, and/or commodities excluding any hazardous materials;
- e. Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious;
- f. Autobody shops;
- g. Construction and other contractors, industrial trades, workshops, yards, plants, and/or offices;
- h. Warehousing and supply depots;
- i. Farm and industrial machinery equipment and vehicle sales and service;
- j. Trucking operations;
- k. Lumber and building supply establishments;
- l. Construction of RTM homes or agricultural building assembly area;
- m. Motor vehicle, recreational vehicle, and/or mobile home sales and servicing and/or storage compound;
- n. Commercial recycling depots;
- o. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities.

12.2 Discretionary Uses

The following uses may be permitted in the IND- Industrial District but only by resolution of Council and only in locations specified in such resolution of Council.

- a. Stockyards and auction marts;
- b. Salvage yards and auto wreckers;
- c. Meat processing plants/abattoirs;
- d. Seed Cleaning plants, feed mills, and flour mills;
- e. Cement manufacturing;
- f. Semi-trailer and container parking lot including sea containers;
- g. Aggregate material storage or handling operations;
- h. Wind energy facilities (refer to 5.12).

12.3 Site Development Regulations

There shall be no minimum or maximum site requirements for public works.

Permitted Uses

Principal Permitted Uses	Motels and Hotels	Service Stations	All other uses
Minimum site area	1,600 m ² (17,222 ft ²)	929 m ² (10,000 ft ²)	465 m ² (5,005 ft ²)
Minimum site frontage	30.0 metres (98 ft)	30 meters (98 feet)	15 meters (49 feet)
Minimum front yard	15 metres (49 ft)	7.5 meters (25 feet)	7.5 metres (25 ft)
Minimum rear yard	6.0 metres (20 ft)	10% of the depth of the lot	7.5 metres (25 ft)
Minimum side yard	3.0 metres (10 ft)	3.0 meters (10 feet)	3.0 metres (10 ft)

Principal Discretionary Uses	
Minimum site area	465 m ² (5,005 ft ²)
Minimum site frontage	15 meters (49 feet)
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)
Minimum side yard	3.0 metres (10 ft)

12.4 Accessory Buildings

- Setbacks for accessory buildings shall meet the same requirements as the principal use or building; and
- Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted only in a rear or side yard.

12.5 Fence and Hedge Heights

- 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 lane. Such screening shall consist of a solid fence, hedge, or wall over 1.5 metres (3 ft) in height in a side or rear yard and over 0.75 metres (2 ft) in a front yard;
- No fence in a commercial or industrial zone shall exceed 2.4 metres (8 ft); and
- No barbed wire, or razor wire fences shall be allowed in a Commercial Zoning District.

12.6 Signage

Signs and billboards shall be prohibited in the IND – Industrial Zoning District 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:

- a. No more than two permanent signs are permitted per principal use;
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. The facial area of a sign shall not exceed 5 m² (54 ft²);
- d. A sign may be double faced;
- e. No sign shall exceed 12 metres (39 ft) in total height above the ground;
- f. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and
- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

12.7 Parking

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

Principal buildings	1 parking space for each 50 m ² (538 ft ²) of gross floor area, or 1 parking space for each 1.5 employees, whichever is greater
Warehouses or manufacturing activities	1 parking space for each 90 m ² (969 ft ²) of gross floor area

12.8 Landscaping

- a. A landscaped strip not less than 3.0 metres (10 ft) 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; and
- c. Where a site abuts any Residential or Community Service Zoning District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

12.9 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 m² (183 ft²).

Gross Floor Area	Minimum Number of Loading Spaces
93 m² to 1300 m²	1 space
1300 m² to 2800 m²	2 spaces
<2800 m²	2 spaces +1 space for each 5600 m ² (60278 ft ²)

12.10 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial 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. Storage containers shall comply with the requirements outlined in Section 4.19; and
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition and machinery normally used for the maintenance of the property, vehicles or vehicular parts.

12.11 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

.1 Specific Discretionary Use Evaluation Criteria for *Salvage Yards and Auto Wrecker Operations*:

- a. All salvage yards will be favourably considered where it can be demonstrated that it can be totally hidden from the view of the travelling public, provincial highways, any public road and adjacent residential development by utilizing any of the following measures;
 - i. Distance and careful location;
 - ii. natural or planted vegetation;
 - iii. An earth berm, an opaque fence; and
 - iv. A building or other appropriate methods approved by Council.

.2 Specific Discretionary Use Evaluation Criteria for *Seed Cleaning Plants, Feed Mills and Flour Mills; Fertilizer Sales and Storage; Cement Manufacturing; and Aggregate Material Storage or Handling Operations*:

- a. The location of the use will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given to:
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv. Utilized for hazardous substances.
- b. The designated truck access routes will not be primarily through residential areas.

12.12 Performance Standards

An industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- a. Noise - emit no noise of industrial production audible beyond the boundary of the lot 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. Odour - 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 industrial operation shall be carried out that would produce glare or heat noticed beyond the property line of the lot;
- 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 authority having jurisdiction. No storage shall be permitted in the front yard;
- h. Industrial wastes - waste which does not conform to the standards established from time to time by Town Bylaws shall not be discharged into any Town sewers; and
- i. The onus of proving to Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

SECTION 13: RW - RAILWAY DISTRICT

The purpose of the Railway District (RW) is to provide for the operation of a railway, railway yards and uses related to the railway.

13.1 Permitted Uses

- a. Railways and ancillary railway functions.
- b. Grain elevators and terminals;
- c. Seed cleaning plants;
- d. Storage of agricultural machinery and equipment;
- e. Buildings, structures, and uses accessory to, and located on the same site as, the principal building or use;
- f. Public Works, excluding Waste Management and Sewage Facilities.

13.2 Discretionary Uses

The following uses may be permitted in the RW- Railway District but only by resolution of Council and only in locations specified in such resolution of Council.

- a. Bulk petroleum sales and storage;
- b. Fertilizer sales and storage.

13.3 Prohibited Uses

- a. Temporary, fabric covered structures or buildings;
- b. All uses of buildings and land except those specifically noted as permitted or discretionary;
- c. Aggregate materials; storage or handling operations;
- d. Residential dwellings;
- e. Abattoirs.

13.4 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted and Discretionary Uses	
Minimum site area	600 m ² (6,458 ft ²)
Minimum site frontage	20.0 metres (66 ft)
Minimum front yard	5.0 metres (16 ft)
Minimum rear yard	7.5 metres (25 ft)
Minimum side yard	1.5 metres (5 ft)

- .1 Development site regulations shall be consistent with Section 4.23 of this Bylaw along with other adopted railway guidelines.

13.5 Accessory Buildings

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building; and
- b. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted only in a rear or side yard.

13.6 Fence and Hedge Heights

- a. 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 lane. Such screening shall consist of a solid fence, hedge, or wall over 1.5 metres (3 ft) in height in a side or rear yard and over 0.75 metres (2 ft) in a front yard;
- b. No fence in a commercial or industrial zone shall exceed 2.4 metres (8 ft); and
- c. No barbed wire, or razor wire fences shall be allowed in a Commercial Zoning District; and
- d. In the case of a corner lot, no wall, fence, hedge or shrub shall exceed 0.75 metre (2 ft) in height in an intersection sight triangle.

13.7 Signage

Signs and billboards shall be prohibited in the RW – Railway Zoning District 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:

- a. No more than two permanent signs are permitted per principal use;
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. The facial area of a sign shall not exceed 5 m² (54 ft²);
- d. A sign may be double faced;
- e. No sign shall exceed 12 metres (39 ft) in total height above the ground;
- f. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and
- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

13.8 Parking

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

Principal buildings	1 parking space for each 55 m ² (592 ft ²) of gross floor area, or 1 parking space for each 1.5 employees, whichever is greater
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13.9 Landscaping

- a. A landscaped strip not less than 3.0 metres (10 ft) 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; and

- c. Where a site abuts any Residential or Community Service Zoning District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

13.10 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 m² (183 ft²).

Gross Floor Area	Minimum Number of Loading Spaces
93 m ² to 1300 m ²	1 space
1300 m ² to 2800 m ²	2 spaces
<2800 m ²	2 spaces +1 space for each 5,600 m ² (60,278 ft ²)

13.11 Outdoor Storage

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial 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. Storage containers shall comply with the requirements outlined in Section 4.19; and
- e. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition and machinery normally used for the maintenance of the property, vehicles or vehicular parts; and
- f. All outside storage shall be fenced and where the area abuts a residential area. All automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.

13.12 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

.1 Specific Discretionary Use Evaluation Criteria for **Fuel and Fertilizer Storage**:

- a. The location of the use will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given to:
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv. Utilized for hazardous substances.

- b. The designated truck access routes will not be primarily through residential areas.

.2 Other Requirements

- a. All operations shall comply with all regulations of Saskatchewan Ministry of Environment governing their development and operation;
- b. Council shall consider and implement the Guidelines for New Development in Proximity to Railway Operations; and
- c. All outside storage areas shall be fenced

13.13 Performance Standards

Railway-Related or Agricultural Industrial Operations including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- a. Noise - emit no noise of industrial production audible beyond the boundary of the lot 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. Odour - 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 industrial operation shall be carried out that would produce glare or heat noticed beyond the property line of the lot;
- 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 authority having jurisdiction. No storage shall be permitted in the front yard;
- h. Industrial wastes - waste which does not conform to the standards established from time to time by Town Bylaws shall not be discharged into any Town sewers; and
- i. The onus of proving to Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

SECTION 14: CS – COMMUNITY SERVICE DISTRICT

The purpose of the Community Service District (CS) is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks, and public service.

14.1 Permitted Uses

- a. Elementary, high schools, and other educational facilities;
- b. Lodges, social clubs, service clubs;
- c. Municipal offices, libraries, historic and cultural institutions, community halls;
- d. Places of worship and assembly halls;
- e. Child day care centres;
- f. Adult day care centres;
- g. Health facilities and special care homes;
- h. Accessory buildings, structures and uses located on the same site with the main use;
- i. Recreational - sports fields, parks, playgrounds, curling rinks, skating rinks, tennis courts, lawn bowling greens, swimming pools, and other similar uses. More than one recreational use may be permitted per site;
- j. Natural and nature-like open areas;
- k. Community operated campgrounds;
- l. Community gardens;
- m. Pedestrian trails and bicycle pathways;
- n. Skateboard parks or BMX bike-terrain;
- o. Scenic lookout and interpretation facilities, rest stops, and other public trail facilities;
- p. Buildings, structures, or uses secondary or subordinate to, and located on the same site as, the principal use, shall be considered accessory uses and, may include commercial uses;
- q. Public works buildings and structures excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works, and shall include water reservoirs, waste management sites, and sewage treatment facilities.

14.2 Discretionary Uses

The following uses may be permitted in the CS – Community Service District though only by resolution of Council and only in locations specified in such resolution of Council.

- a. Wind energy facilities (refer to Section 5.12).

14.3 Subdivision and Site Regulations

Public works shall have no minimum or maximum site requirements.

Principal Permitted and Discretionary Uses	Elementary and Secondary Schools	Skating, Curling Rinks, and Swimming Pools	All Other Uses
Minimum site area	No minimum	1,200 m ² (12,917 ft ²)	450 m ² (4,844 ft ²)
Minimum site frontage	60.0 metres (197 ft)	20.0 metres (66 ft)	15.0 metres (49 ft)
Minimum front yard	15.0 metres (49 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)	7.5 metres (25 ft)	6 metres (20 ft)
Minimum side yard	7.5 m (25 ft)	1.5 metres (5 ft) except on a corner site abutting a street then 3.6 metres (12 ft) shall be provided	3.5 m (11 ft)
Maximum Coverage	75%	No maximum	No maximum

14.4 Accessory Buildings and Uses

Principal building	All accessory buildings shall be set back 1.2 metres (4 ft) from the principal building
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.2 m (4ft) from the site line abutting the lane
Minimum side yard	3.0 metres (10 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft)

14.5 Signage

Signs and billboards shall be prohibited in the CS – Community Service Zoning District 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:

- No more than two permanent signs are permitted per principal use;
- No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- The facial area of a sign shall not exceed 5 m² (54 ft²);
- A sign may be double faced;
- No sign shall exceed 12 metres (39 ft) in total height above the ground;
- Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and

- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

14.6 Parking

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

Elementary school	1 parking space for each staff member
High school	1 parking space for each staff member, plus 1 parking space for every 10 students
Churches and places of assembly	1 parking space for each 50 m ² (538 ft ²) of floor area
Special care homes	1 parking space for each bed
Institutional buildings, private clubs and lodges	1 parking space for each 50 m ² (538 ft ²) of floor area
Recreational buildings, sports facilities and fields	1 parking space for each of every ten patrons or seats

14.7 Landscaping

- a. A landscaped strip of not less than 3.0 metres (10 ft) 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; and
- c. Where a site abuts any Residential or Community Service District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

14.8 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- a. Places of worship and places of assembly shall, where possible, be located on corner sites or in such a manner as not to adversely affect adjacent development. They are not to be located on interior lots unless at least one of the adjoining developments is other than residential; and
- b. Height regulations or limitations do not apply to the following: spires, belfries, cupolas, or other appurtenances usually required to be placed above the roof level, and not intended for human occupancy.

SECTION 15: FUD – FUTURE URBAN DEVELOPMENT DISTRICT

The purpose of the Future Urban Development District (FUD) is to limit development that may affect the future growth of the Town by providing temporary and transitional uses and activities.

15.1 Permitted Uses

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Commercial greenhouses, market gardens, and sod farms;
- c. Uses, buildings and structures accessory to the principal building or use;
- d. Recreational uses and sports grounds;
- e. Recreational vehicle storage yards;
- f. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities.

15.2 Discretionary Uses

The following uses may be permitted in the FUD – Future Urban Development District though only by resolution of Council and only in locations specified in such resolution of Council.

- a. One single detached dwelling and buildings accessory to the principal use and occupied by the owner, manager or caretaker of the principal use;

15.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements

All Uses (except single-detached dwellings)	
Minimum site area	Existing: no subdivision or 1 ha (2.5 acres) for agricultural uses
Minimum site frontage	25 m (82 ft)
Minimum front yard	15.0 metres (49 ft) unless the property abuts a municipal road, then the setback is 60.0 metres from the centerline of the municipal road
Minimum rear yard	10.0 metres (33 ft) for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30.0 metres (98 ft)
Minimum side yard	7.5 metres (25 ft) for dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10.0 metres (33 ft)

Principal Discretionary Uses	Single-detached dwellings
Minimum site area	464 m ² (4994 ft ²)
Minimum floor area	90 m ² (969 ft ²)
Minimum site frontage	15.0 m (49 ft) for rectangular lots; 11 m (36 ft) with a mean width of 15 m (49 ft) for non-rectangular lots
Minimum front yard	7.5 m (25 ft)

Minimum rear yard	6.0 m (20 ft)
Minimum side yard	1.2 m (4 ft)

15.4 Signage

Signs and billboards shall be prohibited in the FUD – Future Urban Development Zoning District 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:

- a. No more than two permanent signs are permitted per principal use;
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. The facial area of a sign shall not exceed 5 m² (54 ft²);
- d. A sign may be double faced;
- e. No sign shall exceed 12 metres (39 ft) in total height above the ground;
- f. Temporary signs not exceeding 1.0 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted; and
- g. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

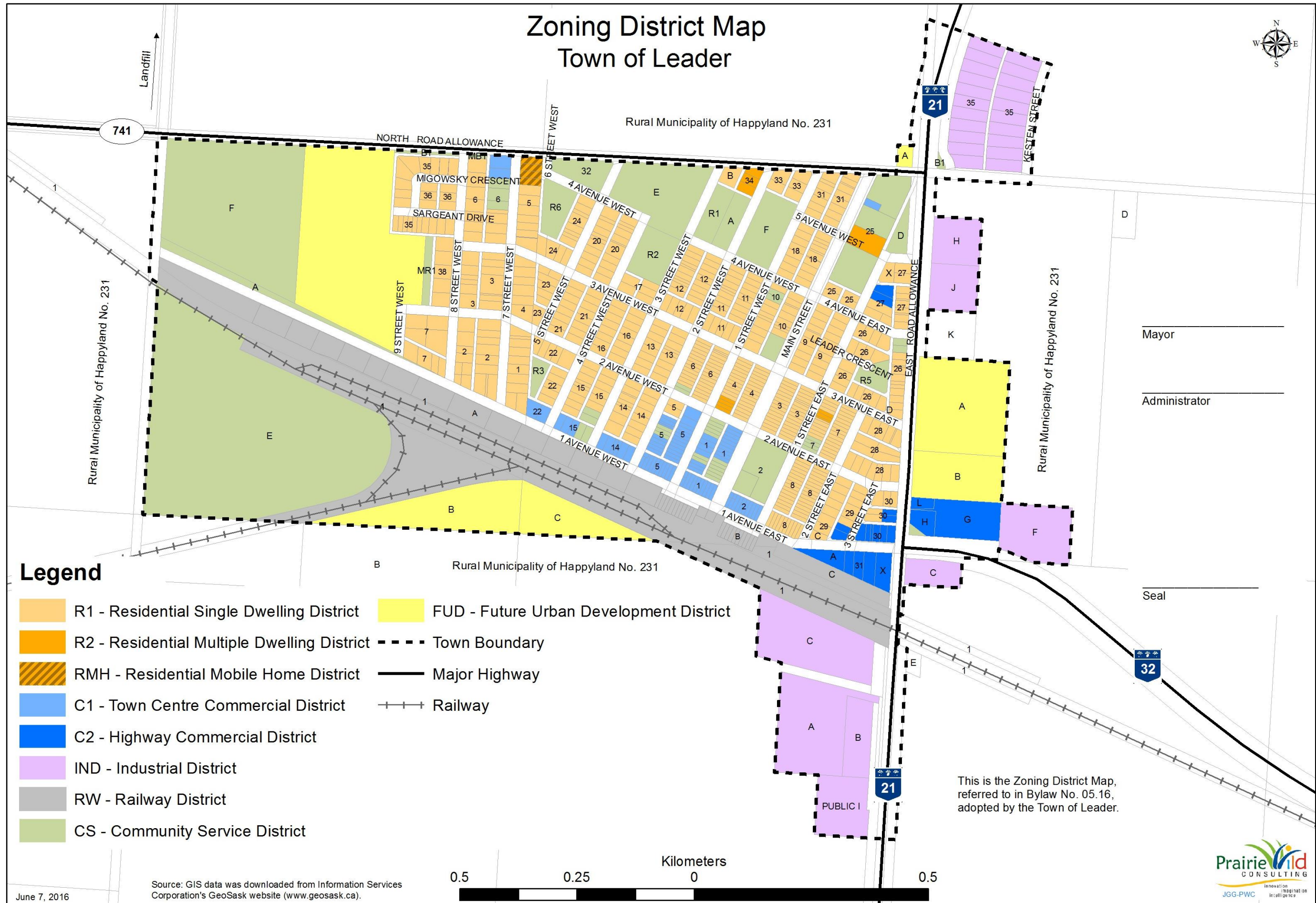
15.5 Standards for Discretionary Uses

All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

- .1 Council will consider applications for a discretionary use with respect to the following criteria:
 - a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
 - b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan; and
 - c. The development will not require the development of new streets and utility lines except as may be provide for in existing plans under the Official Community Plan and that the proposal is not premature.
- .2 Where a development is proposed at a location at which standard connection to the Town's existing sewer and water system is not feasible, the developer shall at their expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and that meets *The Public Health Act and Regulations* requirements. Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use; and
- .3 Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 metres (249 ft) from an occupied dwelling situated on an adjoining site.

SECTION 16: ZONING DISTRICT MAP

Zoning District Map Town of Leader



Mayor _____

Administrator _____

Seal _____