



ZONING BYLAW

Bylaw No. 26-XXX

TABLE OF CONTENTS

SECTION	PAGE NO.
Table of Contents	i
1 Introduction	1-1
1.1 Authority	1-1
1.2 Title	1-1
1.3 Purpose	1-1
1.4 Scope	1-1
1.5 Severability	1-1
2 Administration	2-1
2.1 Development Officer	2-1
2.2 Referral to Council	2-1
2.3 Development Permit	2-1
2.4 Development Permit Application Requirements	2-2
2.5 Development Permit Application Process	2-3
2.6 Discretionary Use Application Process	2-4
2.7 General Discretionary Use Evaluation Criteria	2-5
2.8 Terms and Conditions for Discretionary Use Approval	2-6
2.9 Development Appeals	2-7
2.10 Minor Variances	2-7
2.11 Non-Conforming Use, Buildings, and Structures	2-9
2.12 Amending the Zoning Bylaw	2-9
2.13 Contract Zoning	2-9
2.14 Fee Schedule	2-10
2.15 Zoning Bylaw Compliance Certificate	2-10
2.16 Offences and Penalties	2-10
3 General Regulations	3-1
3.1 Licences, Permits, and Compliance with Other Bylaws and Legislation	3-1
3.2 Building Lines	3-1
3.3 Number of Principal Buildings Permitted on a Site	3-1
3.4 Height Restrictions	3-1
3.5 Visibility Clearance at Intersections	3-1
3.6 Fences	3-1
3.7 Accessory Buildings and Uses	3-3
3.8 Off-Street Parking and Loading	3-5
3.9 Signs	3-9

3.10	Landscaping	3-14
3.11	Required Yards and Open Space	3-15
3.12	Outdoor Storage	3-16
3.13	Servicing	3-17
3.14	Heritage Sensitivity and Critical Wildlife Habitat	3-18
3.15	Development on Hazard Lands	3-18
3.16	Buildings on Lots	3-18
3.17	Bare Land Condominiums	3-18
3.18	Frontage and Access	3-18
3.19	Driveways	3-19
3.20	Building to be Moved	3-19
3.21	Excavation, Stripping, Filling, and Grading	3-19
3.22	Lighting	3-20
4	Use-Specific Regulations	4-1
4.1	Abattoirs	4-1
4.2	Alcohol Establishments	4-1
4.3	Assembly Halls, Community Centres, and Theatres	4-1
4.4	Bed and Breakfasts	4-1
4.5	Carnivals and Transient Sales Events	4-2
4.6	Car Washes and Fleet Services	4-2
4.7	Child Care Homes, Day Cares, and Preschools	4-2
4.8	Convenience Stores	4-2
4.9	Dwelling Groups	4-2
4.10	Dwellings, Mobile Homes	4-3
4.11	Dwellings, Multiple Unit and Townhouse	4-3
4.12	Garden and Garage Suites	4-4
4.13	Home-Based Businesses	4-4
4.14	Junk and Salvage Yards	4-5
4.15	Parking Lots	4-6
4.16	Recreational Vehicles	4-6
4.17	Recycling Collection Depots	4-6
4.18	Residential Care Facilities	4-6
4.19	Secondary Suites	4-7
4.20	Service Stations and Gas Bars	4-7
4.21	Shopping Centres	4-8
4.22	Short Term Rental Properties	4-8
4.23	Telecommunication Towers and Public Works	4-8

4.24	Temporary Emergency Shelters	4-8
4.25	Temporary Work Camps	4-9
4.26	Tourist Campground	4-10
5	Zoning Districts	5-1
5.1	Classification of Zoning Districts	5-1
5.2	Zoning District Map	5-1
5.3	Boundaries of the Zoning Districts	5-1
5.4	Zoning Districts	5-2
5.5	Overlay Zoning Districts	5-2
5.6	Permitted, Discretionary and Prohibited Uses	5-2
6	District Schedules	6-1
6.1	RA – Residential Acreage	6-1
6.2	R1 – Small Lot Residential	6-1
6.3	R2 – Mixed Residential	6-4
6.4	RU – Low Density Residential	6-7
6.5	C1 – Highway Commercial	6-9
6.6	C2 – Urban Commercial	6-12
6.7	MU1 – Mixed Use Centre	6-15
6.8	M1 - Light Industrial	6-18
6.9	M2 – Heavy Industrial	6-21
6.10	CS – Community Service	6-24
6.11	PR – Parks and Recreation	6-27
6.12	FUD – Future Urban Development	6-29
6.13	FHP - Flood Hazard Protection Overlay	6-31
7	Interpretation	7-1
Appendix A – Zoning District Map		
Appendix B - Units of Measure and Conversions		

1 INTRODUCTION

1.1 Authority

Under the authority of *The Planning and Development Act, 2007* (the Act), and Bylaw No. 2026-XX, the Official Community Plan of the City of Meadow Lake, the Council of the City of Meadow Lake in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 Title

This Zoning Bylaw shall be known and may be cited as the Zoning Bylaw of the City of Meadow Lake.

1.3 Purpose

This is a bylaw to regulate development and to control the use of land in the City of Meadow Lake to provide for the amenities of the area and for the health, safety, and general welfare of the inhabitants of the municipality, in accordance with the provisions of the Official Community Plan.

1.4 Scope

Development shall be permitted within the limits of the City of Meadow Lake only when in conformity with the provisions of this Zoning Bylaw, the City of Meadow Lake Official Community Plan, and the Act.

1.5 Severability

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

2 ADMINISTRATION

2.1 Development Officer

1. The Development Officer shall administer this Zoning Bylaw.
2. The Development Officer shall be the City Manager for the City of Meadow Lake and any other person authorized in writing by Council to act as a Development Officer for the purposes of this Zoning Bylaw and the Act.
3. The Development Officer shall:
 - a) receive, record, and review development permit applications and issue decisions of Council or of the Development Officer;
 - b) maintain, for inspection by the public during office hours, a copy of this Zoning Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a cost;
 - c) make available, for public inspection during office hours, a register of all development permits; and
 - d) collect application and development fees.

2.2 Referral to Council

1. The Development Officer may refer any application to Council for a decision on the interpretation of this Zoning Bylaw or regarding special conditions provided for in this Zoning Bylaw and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may request the applicant to provide further information necessary to render a decision.

2.3 Development Permit

1. Every person shall obtain a development permit before undertaking any development or commencing a use within the City, except as listed within this Zoning Bylaw.
2. The change of use within a building or structure or on a site will require a development permit before any changes commence.
3. The following forms of development shall not require a development permit but shall conform to this Zoning Bylaw:
 - a) the erection of any fence complying with Section 3.6;
 - b) the construction or placement of a temporary building under 34 m² in floor area, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been issued and is still valid;
 - c) internal alterations and maintenance to a residential building, provided that the use, building footprint, building height, or intensity of use of the building, including the number of dwelling units or secondary suites within the building or on the site, does not change;
 - d) landscaped areas, driveways and parking lots, provided the natural or designed stormwater drainage pattern of the site and adjacent sites are not adversely impacted;
 - e) solar panel, attached;

- f) accessory structures under 10.0 m²;
 - g) uncovered decks or patios whose surface is no more than 200 mm above the adjacent soil surface;
 - h) the maintenance of a public work by the municipality or a public utility; or
 - i) the construction of a public work by the municipality.
4. An effective period for a development permit is consistent with the building permit or business license to which it applies. This period may be extended by the Development Officer for an additional 12 months or any portion thereof if requested in writing by the permit holder. A development permit shall be automatically invalid if:
- a) the proposed development is not commenced within 12 months from the permit issuance date, or
 - b) the proposed development is suspended or discontinued as defined in the Act, for a period of 12 or more months, unless otherwise indicated by Council or the Development Officer.
5. A building permit shall not be issued unless a development permit, where required, has been granted. If a development permit is deemed void, the associated building permit is also void, and a new building permit must be obtained when a replacement development permit is issued.

2.4 Development Permit Application Requirements

1. Unless otherwise specified in this Zoning Bylaw, every application for a development permit shall be accompanied by the following:
- a) the names, addresses and telephone numbers of the applicant, property owner, and person or consultant who prepared the plans being submitted, including a local contact person;
 - b) the proposed use of the site or building to be constructed, or the proposed use of the existing building's floor area to be altered or occupied, including the area of the proposed building or renovations;
 - c) the complete legal description and civic address of the subject property;
 - d) a site plan, drawn to scale with appropriate dimensions, that shows the following information:
 - i) north arrow, streets and lanes adjacent to the site, key plan showing nearby lot patterns, all property boundaries, identified frontage of site, site area, and site elevations;
 - ii) the location of any existing buildings, structures, utility poles and wires, fire hydrants, underground utilities, easements, building encroachments, and the type and location of existing trees;
 - iii) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions and the location of all doorways, walkways, and pedestrian circulation areas;
 - iv) the location and size of all proposed parking spaces, aisles and vehicle circulation areas, loading spaces, and entrances and exits to the site; and
 - v) the method and location of on-site sewage disposal facilities.
 - e) scaled building plans, showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions and room areas and dimensions.
 - f) a landscaping plan, if applicable, clearly indicating the following:

- i) the location and description of other landscape improvements, such as, but not limited to, earth berms, stormwater drainage swales, catch basins, walls, fences, screens, sculptures, fountains, site furnishings, screened refuse containment areas, and bicycle racks;
 - ii) the location, type, and quantity of existing plant material;
 - iii) the location, type, quantity, and spacing of new plant material;
 - iv) the footprint of existing and proposed structures, including, but not limited to signage, driveways, overall parking areas, sidewalks, curbs, and refuse collection areas.
 - v) the surface materials proposed for the property shall be indicated; and
 - vi) a snow removal storage plan.
- g) Plans may be submitted in the form of:
 - i) a digital format as prescribed by the municipality; or
 - ii) two (2) copies printed on a sufficiently large format to be legible without magnification.
- 2. The Development Officer, at their discretion, may require the submission of additional documentation relating to other requirements of this Zoning Bylaw, including, but not limited to, the following:
 - a) stormwater management plan;
 - b) geotechnical report;
 - c) environmental report (Phase I or II);
 - d) soil test;
 - e) sun-shadow diagram;
 - f) transportation impact analysis (TIA) report; and/or,
 - g) streetscape renderings.
- 3. The Development Officer, at their discretion, may require the submission of documentation relating to the development on hazard lands, as prescribed by this Zoning Bylaw.
- 4. The Development Officer, at their discretion, may waive the requirement for the submission of any of the above documentation that can be shown to be not relevant to the application.

2.5 Development Permit Application Process

1. An application for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Zoning Bylaw.
2. The Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the City's Official Community Plan, the Act, and all other municipal bylaws.
3. When an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to government departments or agencies for comment, where applicable.

4. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals.
5. Where an application is made for a discretionary form of development which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards and time limits prescribed by Council pursuant to the Act.
6. Every decision with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant. Where applicable, the applicant shall be advised of their right to appeal a decision on a development permit application, permit conditions, or standards to the Development Appeals Board in accordance with this Zoning Bylaw.
7. The Development Officer may revoke a development permit where:
 - a) the development permit has been issued in error;
 - b) an approved development for a permitted or discretionary use is not being developed in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit; or
 - c) a development is subject to an agreement which has been cancelled by Council pursuant to the Act.
8. The Development Officer shall give the reasons for denying or revoking a development permit.
9. Where the Development Officer is satisfied that a development for which a permit has been suspended or revoked in accordance with this Section will be carried out in conformity with the conditions of the permit and the requirements of this Zoning Bylaw, the Development Officer may reinstate the development permit and notify the permit holder that the permit is valid and in force.

2.6 Discretionary Use Application Process

1. Applicants shall submit a development permit application to the Development Officer in accordance with Section 2.4, together with any other plans, studies, or supplementary information as required by the Development Officer, and shall pay the required application fees.
2. The Development Officer shall review the application for conformance with the Official Community Plan, this Zoning Bylaw, and any other applicable policies and regulations.
3. The Development Officer may refer the application to government departments, agencies, or other authorities for comment, where applicable.
4. The Development Officer may require the application to be reviewed by planning, engineering, legal, or other qualified professionals, as considered necessary.
5. The Development Officer shall prepare a report for Council regarding the discretionary use application, including recommendations and any proposed conditions of approval.
6. Once an application is deemed complete, the Development Officer shall provide notice of the application by regular mail to:
 - a) the assessed owners of property within 75 m of the boundary of the subject property; and
 - b) any other property owners the Development Officer considers appropriate, having regard to the potential impacts of the proposed development.

7. The notice shall include:
 - a) the legal description and civic address of the subject property;
 - b) the purpose of the application; and
 - c) the date, time, and place at which Council will consider the application.
8. Notice shall be provided at least 14 days prior to Council's consideration of the application.
9. Council shall consider the application together with the Development Officer's report and any written or verbal submissions received, and shall assess the application in terms of the provisions of this Zoning Bylaw.
10. Council may:
 - a) reject the application;
 - b) approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site; or
 - c) approve the application without conditions.
11. The Development Officer shall notify the applicant of Council's decision by regular mail to the address provided on the application form.
12. Where an application for a discretionary use is approved by a resolution of Council, the Development Officer shall issue a development permit in accordance with the decision and any applicable conditions.
13. Where an approved discretionary use is intensified beyond the scope of the original approval, a new discretionary use application shall be required.
14. Where a discretionary use application has been refused, the City shall not accept another application on the same land for the same or similar purpose until six (6) months have passed after the date of such refusal.

2.7 General Discretionary Use Evaluation Criteria

1. Council will apply the following general criteria, and, where applicable, the use-specific regulations in this Zoning Bylaw, in assessing the suitability of an application for a discretionary use or discretionary form of development:
 - a) 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.
 - b) The proposal must be capable of being economically serviced by community infrastructure including roadways and sidewalks, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
 - c) The proposal must not be 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.
 - d) The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.

- e) The proposal must demonstrate that any additional traffic generated by the use can be adequately accommodated.
- f) Consideration of the potential impact of the proposed development on the use and enjoyment of surrounding developed properties.
- g) Consideration of the potential impact of the proposed development on pedestrians.
- h) Compliance with all applicable provincial or federal requirements that govern its operation and development.
- i) The proposal must be consistent with provincial land use policies and statements of provincial interest.

2.8 Terms and Conditions for Discretionary Use Approval

1. Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In approving any discretionary use, and to minimize land use conflict, Council may prescribe specific development standards related to:
 - a) stormwater management;
 - b) the location of buildings with respect to buildings on adjacent property;
 - c) traffic and access management;
 - d) control of noise, glare, dust, and odour;
 - e) landscaping, screening, and fencing and preservation of existing vegetation to buffer adjacent properties;
 - f) the size, shape, and arrangement of buildings, and the placement and arrangement of lighting and signs;
 - g) prescribed specified time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
 - h) intensity of use.
2. Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Zoning Bylaw.
3. Where Council has approved a discretionary use for a limited time as provided in this Zoning Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such a time as a new development permit is issued.
4. A discretionary use approval shall be deemed to be invalid for the following reasons:
 - a) if the approved use or form of development does not commence within 24 months from the date on which the approval was granted;
 - b) the proposed development is not proceeding in accordance with the terms and conditions of its approval;
 - c) if an approved discretionary use or form of development ceases to operate for a period of 12 months or more.

The Development Officer shall advise the property owner and Council when a prior approval is no longer valid.

5. Council is deemed to have granted discretionary approval to an existing permitted use or specific intensity of use that becomes a discretionary use as a result of the adoption or amendment of this Zoning Bylaw, as of the date that this Zoning Bylaw or amendment comes into effect.

2.9 Development Appeals

1. A Development Appeals Board of the City of Meadow Lake shall be appointed in accordance with the Act.
2. The Act provides the right to appeal the Zoning Bylaw where a Development Officer:
 - a) is alleged to have misapplied the Zoning Bylaw in issuing a development permit;
 - b) refuses to issue a development permit because it would contravene the Zoning Bylaw; or
 - c) issued an order, based on inspection, to the owner, operator, or occupant of land, buildings, or premises considered to contravene the Zoning Bylaw.
2. Where an application for a permitted use has been refused, the applicant shall be advised of the right of appeal to the Development Appeals Board.
3. Where an application for a discretionary use or development has been approved by Council with prescribed development standards, the applicant shall be advised that any development standards considered excessive may be appealed to the Development Appeals Board.
4. Where an application for a discretionary use has been refused by Council, the applicant shall be advised that there is no appeal pursuant to the Act.
5. An application for a development permit for a permitted use shall be deemed to be refused when a decision thereon is not made within 90 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in this Zoning Bylaw as though the application had been refused at the end of the period specified in this subsection.
6. A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal and the appeal fee with the secretary of the Development Appeals Board.
7. Nothing in this section authorizes a person to appeal a decision of Council refusing to rezone land.

2.10 Minor Variances

1. The Development Officer may vary the requirements of this Zoning Bylaw in accordance with the Act and subject to the following requirements:
 - a) A minor variance may be granted for variation of:
 - i) the minimum required distance of a building from the property line; and
 - ii) the minimum required distance of a building to any other building on the site;
 - b) The maximum amount of a minor variance shall be a 10% variation from the requirements of this Zoning Bylaw.

- c) The development must conform to all other requirements of this Zoning Bylaw.
 - d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
 - e) No minor variance shall be granted for a discretionary use or form of development in connection with an agreement to rezone pursuant to the Act.
6. An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the required fee.
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) refuse the minor variance.
8. Terms and conditions imposed by the Development Officer for a minor variance shall be consistent with the general development standards in this Zoning 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 and conditions, the Development Officer shall provide written notice to the applicant and the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.
11. The written notice shall:
- a) contain a summary of the application for minor variance;
 - b) provide a reason for and an effective date of the decision;
 - c) indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
 - d) where there is an objection received, advise that the applicant will be notified of the right of appeal to the Development Appeals Board.
12. The written notice required pursuant to this Zoning Bylaw shall be delivered:
- e) by registered mail; or
 - f) by personal service.
13. A decision approving a minor variance, with or without terms and conditions, does not take effect:
- a) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed;
 - b) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
14. If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the municipality respecting the approval of the minor variance within the periods prescribed in this Zoning Bylaw, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
- a) of the revocation of the approval; and

- b) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
15. If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

2.11 Non-Conforming Use, Buildings, and Structures

1. Non-conforming uses, non-conforming buildings, and non-conforming sites shall be regulated subject to the provisions of the Act.
2. Any use of land or any building or structure lawfully existing at the time of passing of this Zoning Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments may be continued, transferred, or sold.
3. No existing building, site or use shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the International System of Units (S.I.), where such non-conformity results solely from such conversion and is reasonably equivalent to the S.I. standard herein established.

2.12 Amending the Zoning Bylaw

1. Any person seeking to amend this Zoning Bylaw may submit to the Development Officer a completed application and required fees for such an amendment.
2. Council may amend this Zoning Bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the Official Community Plan.
3. Council may authorize a proposed amendment to the Zoning Bylaw, and that amendment may be adopted by bylaw, subject to the provisions of the Act governing the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Zoning Bylaw.

2.13 Contract Zoning

1. Where an application is made to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an agreement with the applicant pursuant to the Act.
2. The following provisions shall apply in the review of applications for rezoning by agreement:
 - a) Terms of Agreement: Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - i) the uses of the land and buildings and the forms of development;
 - ii) the site layout and external design, including parking areas, landscaping, and entry and exit ways; and
 - iii) any other development standards considered necessary to implement the proposal, including all appropriate standards from the requested zoning district.

- b) Use Limitations: Council may limit the use of the land and buildings to one (1) or more of the uses permitted or discretionary in the requested zoning district.
3. A zoning designation which is subject to an agreement entered into pursuant to the provisions of the Act shall be indicated on the Zoning Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

2.14 Fee Schedule

1. Where an application for a development permit is submitted or an amendment to this Zoning Bylaw is requested, a fee will apply. The fees will be prescribed in the City of Meadow Lake Development Fees Bylaw in accordance with the Act.

2.15 Zoning Bylaw Compliance Certificate

1. The Development Officer may issue a Zoning Bylaw Compliance Certificate for any use, building or structure which is in conformance with this Bylaw or is deemed to be a legal non-conforming use, building or structure.
2. The applicant for a Zoning Bylaw Compliance Certificate shall provide the Development Officer with any information that may be required, including information on the existing and past use of the land or buildings on the property, and a Real Property Report prepared by a registered Saskatchewan Land Surveyor at the applicant's expense where applicable.
3. An applicant seeking a Zoning Bylaw Compliance Certificate shall pay fees in accordance with this Bylaw.

2.16 Offences and Penalties

1. Pursuant to the Act, the Development Officer may inspect any development suspected of contravening the Act, or any regulation or bylaw made pursuant to the Act.
2. Where the Development Officer has determined that a violation of this Zoning Bylaw has occurred, they may issue an order to correct the violation pursuant to the Act.
3. The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following:
 - a) discontinue the development;
 - b) alter the development so as to remove the contravention;
 - c) restore the land, building or premises to its condition immediately prior to the development;
 - d) complete the work necessary to comply fully with the Zoning Bylaw.
4. The order shall specify the time when the actions required are to be completed and shall advise of the rights of appeal.
5. The Development Officer may register an interest against the title to the property, based on the order, and shall discharge the interest once the order is complied with.
6. The Development Officer may apply to the Court of King's Bench to enforce the order, or the order as amended by the Development Appeals Board or the Saskatchewan Municipal Board on an appeal.

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

3 GENERAL REGULATIONS

3.1 Licences, Permits, and Compliance with Other Bylaws and Legislation

1. Nothing in this Zoning Bylaw shall exempt any person from complying with the requirements of any other municipal, provincial, or federal regulations and from obtaining any licence, permission, permit, authorization, or approval required by such requirements or regulations. Where provisions in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the higher or more stringent regulations shall prevail.
2. Development must comply with the provisions of this Zoning Bylaw, whether or not a permit has been issued for the development.
3. Errors and/or omissions by any person administering or required to comply with the provisions of this Zoning Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

3.2 Building Lines

1. Where a front building line has been established by existing buildings on at least one-half of the lots within a block in a Residential district, the required front yard setback shall be the established building line.

3.3 Number of Principal Buildings Permitted on a Site

1. Only one (1) principal building shall be placed on a site with the exception of dwelling groups, shopping centres, health care clinics, recreation facilities, schools, hospitals, residential care facilities, special care home, telecommunication towers, and public works.

3.4 Height Restrictions

1. In determining whether a development conforms to the maximum height permitted in any district, vertical projections such as industrial processing towers, chimney stacks, monuments, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, solar panels, telecommunication towers, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height.

3.5 Visibility Clearance at Intersections

1. On a corner lot in any district, no hedge, planting, fence, or other structure within the sight triangle shall exceed 0.6 m in height, except for approved municipal infrastructure such as traffic control devices, light standards, or utility poles.

3.6 Fences

1. In any Residential district:
 - a) No fence shall be erected in a front yard, or on a property line adjacent to a front yard, to a height greater than 2.0 m above grade, except as otherwise restricted by the sight triangle requirements for corner lots.

- b) No fence shall be erected in a required side yard, or on a property line adjacent to a required side yard, to a height greater than 2.0 m above grade, except as otherwise restricted by the sight triangle requirements for corner lots.
 - c) No fence shall be erected in a required rear yard, or on a property line adjacent to a required rear yard, to a height greater than 2.0 m above grade, except where the rear yard abuts a lane, in which case the maximum height may be 2.5 m above grade.
 - d) Fences enclosing garbage, recycling, or compost containers are exempt from the height restrictions in subsections a) to c), provided the enclosure is located entirely on private property and designed to screen the waste container from view.
 - e) Barbed wire, razor wire, or similar hazardous fencing shall not be permitted.
 - f) A principal building or use must be established on a site prior to the erection of a permanent fence, except where a development permit has been issued for the principal building or use or where the fence is required for construction, public safety, or site security purposes.
2. In any non-Residential district:
- a) No fence shall be erected in a required front yard, or on a property line adjacent to a required front yard, to a height greater than 2.0 m above grade, except as otherwise restricted by the sight triangle requirements for corner lots.
 - b) No fence shall be erected in any side or rear yard, or on a property line adjacent to a required side or rear yard, to a height greater than 2.5 m above grade.
 - c) Fences enclosing garbage, recycling, or compost containers are exempt from the height restrictions in subsections a) and b), provided the enclosure is located entirely on private property and designed to screen the waste container from view.
3. Where a rear or side property line is adjacent to an arterial street, railway, or other major thoroughfare, a fence may be erected to a maximum height of 2.5 m above grade for the portion of the rear or side yard that lies behind the front wall of the principal building and is adjacent to the street or railway.
4. Where a commercial site abuts a Residential district, a solid fence shall be erected along the shared property line with a minimum height of 2.0 m and a maximum height of 2.5 m above grade.
5. Where an industrial site abuts a Residential, Community Service, or Commercial district, a solid fence shall be erected along the shared property line with a minimum height of 2.0 m and a maximum height of 2.5 m above grade.
6. Where specific uses are identified in this Zoning Bylaw with different fencing or screening requirements, those requirements shall take precedence over this section.
7. A fence may be erected for public safety purposes during construction, renovation, or demolition of a building or use, or where required due to the presence of a natural hazard on the site. Such fencing shall be temporary in nature and shall be removed upon completion of the construction activity or mitigation of the hazard.
8. Nothing in this section shall prevent a property owner from constructing additional fencing on their property, provided it complies with the requirements of this Zoning Bylaw and any other applicable bylaws.

3.7 Accessory Buildings and Uses

1. Accessory buildings and uses shall be subordinate to and located on the same site as the principal building or use, and used in conjunction with that principal use.
2. Accessory buildings or structures are permitted in any district only where they are accessory to a permitted or discretionary principal use on the same site, and where a development permit has been issued for that principal use.
3. No accessory building or structure may be constructed, erected, or moved onto any site prior to the principal building, except where:
 - a) a development permit has been issued for the principal building; and
 - b) the accessory building is necessary for construction purposes.

The principal building shall be completed within two (2) years of the issuance of the permit, or the accessory building shall be removed.

4. Garden suites and garage suites are considered accessory dwelling units and are regulated in accordance with Section 4.11. Where there is a conflict between this section and Section 4.11, Section 4.11 shall prevail.
5. The height of accessory buildings shall not exceed the height of the principal building. Height is measured from finished grade to the highest point of the roof. This provision shall not apply to garden or garage suites, which are regulated in accordance with Section 4.11.
6. Accessory buildings attached to the principal building by a substantial roof structure shall be considered part of the principal building and subject to the regulations of the principal building.
7. Accessory buildings shall not be located in any required front yard.
8. Detached accessory buildings in Residential districts are subject to the following:
 - a) Unless otherwise specified in this Zoning Bylaw, accessory buildings may be located in side and rear yards and are not required to meet the minimum yard requirements of the principal building, provided they comply with the setbacks established in this section:
 - i) the minimum front yard setback of an accessory building shall be the front building line of the principal building;
 - ii) the minimum rear yard setback of an accessory building shall be 1.0 m;
 - iii) the minimum side yard setback of an accessory building shall be 1.0 m.
 - b) Accessory buildings in the rear yard of an R1, R2 or RU - Residential District shall not occupy more than 93 m² or the area of the main floor of the principal dwelling, whichever is less.
 - c) Accessory buildings in the rear yard of an RA - Residential District shall not occupy more than 130 m² or the area of the main floor of the principal dwelling, whichever is less.
 - d) In Residential districts, accessory buildings located in a rear yard shall not occupy more than 40% of the rear yard, measured from the rear wall of the principal building to the rear property line, and from one side property line to the other.

9. Any accessory building located less than 3.0 m from the principal building shall comply with the yard requirements for the principal building.
10. Accessory structures in non-Residential districts are subject to the development regulations of the applicable district.
11. Accessory buildings on corner lots shall comply with the side and front yard requirements of the principal building on any lot line abutting a street.

Tarp Garages

12. Tarp garages are subject to the following regulations:
 - a) Tarp garages shall not be located in a front yard.
 - b) Tarp garages shall maintain a minimum separation of 1.2 m from any principal building.
 - c) The area of any tarp garage shall be included in the calculation of total site coverage where applicable.
 - d) Tarp garages shall not be connected to any utility services.
 - e) No tarp garage larger than 26.8 m² shall be permitted in any Residential district.

Shipping Containers

13. Shipping containers used for permanent or long-term storage shall be considered an accessory building to the principal use and are subject to the following additional regulations:
 - a) Shipping containers shall be prohibited in all districts except the C1 – Highway Commercial, M1 – Light Industrial, M2 – Heavy Industrial, and CS – Community Service Districts.
 - b) In all cases, shipping containers shall be strictly prohibited for use as human habitation and are prohibited from being plumbed or electrified in any manner.
 - c) Shipping containers shall not block, obstruct, or reduce exits, windows, parking spaces, driveways, or access to emergency services or equipment.
 - d) Shipping containers shall be maintained in good condition and in an aesthetically pleasing manner.
14. Notwithstanding 3.8.13, shipping containers shall also be permitted in any zoning district for temporary storage for a specific short-term purpose, such as construction, renovation or moving on the site, and shall be subject to the following regulations:
 - a) limited to a maximum duration of seven (7) days without a permit;
 - b) require a development permit if kept on site for longer than seven (7) days; and
 - c) not be permitted to stay on-site past the completion of the purpose for which it was installed, or six (6) months, whichever comes first.

Alternative Energy Systems and Solar Panels

15. The installation and operation of an alternative energy system or solar panels (attached or standalone), and their supporting structures, shall be permitted in all zoning districts, subject to the regulations of this section.
 - a) All systems shall comply with applicable building, electrical, and safety codes.

- b) Attached solar panels shall not extend more than 1.0 m above the highest point of the roof to which they are attached.
- c) Standalone solar panels shall be located to minimize visual impact on adjacent streets and properties, to the satisfaction of the Development Officer.
- d) Freestanding standalone solar panel installations shall not exceed a height of 5.0 m above grade.
- e) Alternative energy systems shall be located, designed, and operated to minimize noise, vibration, and visual impacts on adjacent properties, to the satisfaction of the Development Officer.
- f) Roof-mounted alternative energy systems shall not extend more than 1.0 m above the highest point of the roof.
- g) Freestanding alternative energy systems shall not exceed 5.0 m above grade unless otherwise approved through a development permit, where the applicant demonstrates that increased height is required for functional operation and that the system will not result in adverse impacts on adjacent properties. .

3.8 Off-Street Parking and Loading

Parking and Loading Spaces Required with Development

1. No person shall erect, enlarge, or extend any building or structure unless the required off-street parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.
2. When the intensity of use of any building, structure, or premises is increased (through additional dwelling units, floor area, seating capacity, or other relevant measures), parking and loading facilities shall be provided to accommodate the increase.
3. Where the existing use of a building or structure changes to a new use, parking and loading facilities shall be provided as required for the new use.
4. Buildings erected prior to the effective date of this Zoning Bylaw that comply with previous parking regulations shall be considered in compliance, unless additional parking is required for new uses.
5. When calculating required parking, fractional spaces shall be rounded up to the next whole number.

Parking Location and Use

6. All required parking and loading facilities shall:
 - a) be located on the same site as the principal building or use;
 - b) be used solely to accommodate the vehicles of clients, customers, employees, members, residents, or visitors;
 - c) not be used for driveways, access/egress, commercial repair work, long-term display, signage, sale, or storage of goods of any kind.

Payment in Lieu of Required Off-Street Parking Facilities

7. Payment in lieu of required off-street parking facilities may be considered in accordance with the following:
 - a) Council may exempt any applicant for a use permitted in the C2 – Urban Commercial District from the requirement to provide off-street parking facilities where, in lieu thereof, the applicant pays or agrees

to pay the City of Meadow Lake the sum calculated by multiplying the number of off-street parking spaces that would otherwise be required by \$2,000.

- b) The payment of, or agreement to pay, such sums shall be subject to such terms and conditions as Council may determine.
- c) The municipality shall maintain a permanent record of all payments, or agreements to pay, in lieu, and shall expend any moneys received for payment in lieu of parking facilities in accordance with the Act.

Design and Maintenance Standards

8. Parking and loading facilities shall provide safe and convenient access, including aisles, driveways, internal roadways, ramps, and loading areas. They shall comply with the following:
 - a) Facilities shall be clearly demarcated.
 - b) Stormwater management shall be incorporated.
 - c) Surfaces shall be gravel, asphalt, concrete, permeable paving, or similar material, unless otherwise specified in this Zoning Bylaw.
 - d) On-site traffic signs shall be provided where warranted to safely direct vehicular movement.
 - e) Parking and loading facilities shall accommodate safe movement for pedestrians from parking areas to building entrances wherever practical.
 - f) For multiple-unit dwellings:
 - i) Visitor parking shall be clearly marked.
 - ii) Parking areas may be screened from view from adjacent streets to improve aesthetics and reduce visual impact. Exceptions may apply for small-scale or single-lot dwellings or where direct access off the street is necessary.
 - g) Parking and loading spaces shall be free of obstructions and conform to the minimum dimensions in Table 3-1.

Table 3-1 Parking and Loading Space Dimension Requirements

Type of Space	Minimum Dimension	Minimum Height Clearance
Parking spaces with direct access to a registered lane	2.7 m x 6.0 m	2.0 m
Parallel parking spaces	3.0 m x 6.7 m	2.0 m
Barrier-free parking spaces	3.9 m x 6.0 m (one space) 6.3 m x 6.0 m (two side by side)	2.0 m
Parking spaces other than those described above	2.7 m x 6.0 m	2.0 m
Loading space	3.0 m x 7.5 m	3.0 m

9. Required parking and loading spaces shall have direct access to a driveway, aisle or registered lane leading to a public street, without excessive vehicular manoeuvring. In addition:
- Entrances and exits shall minimize traffic congestion on public streets.
 - Driveways and aisles shall be sized to accommodate expected vehicle volumes.
 - Driveways and aisles providing access to parking or loading spaces shall conform to the minimum dimensions set out in Table 3-2:

Table 3-2 Driveway and Aisle Dimension Requirements

Parking Angle in Degrees	Minimum Width of Driveway or Aisle
75 to 90	6.0 m (two-way traffic)
50 to 76	5.5 m (two-way traffic)
49 or less	3.7 m (one-way traffic only)

Note: Aisle widths vary depending on parking angle and one-way vs. two-way traffic. Angles are measured from the centre line of the parking or loading space to the centre line of the driveway or aisle.

10. The minimum off-street parking requirements for all districts are set out in Table 3-3. The table is referenced within each zoning district for each use.

Table 3-3 Off-Street Parking Requirements

Parking Category	Minimum Parking Spaces Required
0	No off-street parking required
1	1 space per dwelling unit
2	1 space per dwelling unit plus 0.1 space per dwelling unit for visitors
3	1 space plus 1 space for each guest room
4	1 space per 50 m ² of gross floor area ⁽¹⁾
5	1 space per 30 m ² of gross floor area
6	1 space per 4 beds plus 1 space per employee
7	3 spaces per 10 seats in main assembly area, or, where no fixed seating is provided, 1 space per 10 m ² of gross floor area devoted to main assembly area
8	1 space per 4 seats intended for patrons' use
9	1 space per 2 guest rooms plus 1 space per 15 m ² of gross floor area devoted to the public assembly plus the applicable parking requirements for any other use contained on the site.
10	1 space per 50 m ² of gross floor area, or 1 space per 3 employees, whichever is greater. ⁽¹⁾

Parking Category	Minimum Parking Spaces Required
11	1 space per 90 m ² of gross floor area
12	1 space plus one space per 5 persons enrolled in the facility
13	1 space for 8 patrons at design capacity
14	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
15	1 space per non-resident employee
16	1 space per staff member
17	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side and/or rear yard
18	1 space per bay
19	1.2 spaces per classroom plus 1 space per 8 students at design capacity
20	1 space per 50 m ² of gross floor area, excluding garage area
21	1 space per 50 m ² of gross floor area or, for primarily outdoor recreational uses, 1 space per 8 patrons at design capacity
22	1 space per 200 m ² of gross floor area
23	1 space per 5 beds

⁽¹⁾ Unless otherwise determined by the Development Officer.

Other Requirements

11. In all Residential districts, required off-street parking shall not be located in any required front yard, except where provided within a driveway providing access to a garage or designated parking area. Where rear or side yard access is not available, additional front yard parking may be permitted where it is demonstrated that such configuration is necessary for functional site design.
12. Each non-residential building with a floor area greater than 500 m² shall provide at least one (1) off-street loading space.

Barrier-Free Parking

13. Barrier-free parking is required as follows:
 - a) For uses other than multiple unit dwellings, a minimum of one (1) barrier-free parking space shall be provided for any required parking facility with more than three (3) spaces. A minimum of one (1) percent of the total required parking capacity shall be barrier-free for facilities with more than 100 spaces.
 - b) Barrier-free spaces shall be located no more than 50 m from a main entrance to the principal building or use on the subject site.

- c) Barrier-free parking spaces shall be marked with the international accessibility symbol, both on signs and paved surfaces where applicable, in accordance with current accessibility standards, and shall be maintained in a clearly identifiable condition.

Bicycle Parking

- 14. Bicycle parking shall be provided for schools, public recreation facilities, libraries, multiple unit apartment dwellings, parks, and community service uses.

3.9 Signs

General Regulations

1. All signs shall comply with the following general regulations:
 - a) Temporary election signs and temporary signs bearing notice of sale, lease, or other information relating to a temporary condition affecting the property are permitted.
 - b) Signs shall not be located within required sight triangles at intersections or driveways, nor in a manner that obstructs visibility or creates a hazard to public safety.
 - c) Except when otherwise permitted in this Zoning Bylaw, no sign shall project beyond the property lines of the site to which it pertains.
 - d) Directional signs located on a site and intended to assist vehicle or pedestrian circulation are permitted.
 - e) Permitted home-based businesses may display one (1) fascia or window sign not exceeding 0.55 m² in area identifying the name of the home-based business. The sign shall not be illuminated and shall be attached to the principal building.

Note: In multiple unit residential buildings, additional permissions may be required to display a home-based business sign and no right to place such a sign in such situations is conveyed in this Zoning Bylaw.
 - f) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign.
 - g) Freestanding signs may be located in a required yard provided that the Development Officer is satisfied that it does not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety.
 - h) Where digital signs are permitted, they shall comply with the following requirements:
 - i) Digital signs shall not display flashing lights, animations, video clips longer than ten (10) seconds, or any sound.
 - ii) Digital signs shall not display lights, images, shapes, or colours that could be confused with a traffic control device or an emergency vehicle.
 - iii) Digital signs shall be equipped with a light sensor and automatic dimming system to adjust brightness according to ambient light conditions.
 - iv) Maximum brightness shall not exceed 0.3 footcandles above ambient light, measured using a light meter from a distance appropriate to the sign face size as set out in Table 3-4. Measurements shall be taken as close to perpendicular to the sign face as practical.

Table 3-4 Measurement Distances for Digital Sign Brightness

Sign Face Size (m ²)	Distance to Measure From (m)
28.0 or less	46
28.1 – 35.7	61
35.8 – 63.2	76
63.3 or greater	107

- v) Digital signs located within 150 m of a residential dwelling shall be turned off between 10:00 p.m. and 7:00 a.m.
- vi) If a component of a digital sign fails or malfunctions, the sign shall be turned off until properly repaired.
- i) Where portable signs are permitted, they shall comply with the following requirements:
 - i) No portable sign shall have a single face area greater than 4.5 m² or a total sign face area greater than 9.0 m².
 - ii) No portable sign shall have a height greater than 2.0 m above grade.
 - iii) No portable sign shall occupy any space required for off-street parking unless the site contains off-street parking in excess of that required under this Zoning Bylaw.
 - iv) On any site, no portable sign may be located closer than 20 m to any other portable sign.
- j) Where billboard signs are permitted, they shall comply with the following requirements:
 - i) Billboard signs may only be considered along Highway 4 or Highway 55 (1st Avenue).
 - ii) Billboard signs shall be located a minimum of 100 m from any other billboard sign on either side of the street, measured along the street.
 - iii) The maximum total sign face area of a billboard sign shall not exceed 24 m².
- k) All signs shall be maintained in a safe and structurally sound condition.
- l) Any sign associated with a business or use that has ceased operation shall have the sign face removed or replaced within ninety (90) days so that no advertising remains visible.

Signs Exempt from Permit

2. The following signs do not require a sign permit, provided they comply with all other provisions of this Zoning Bylaw:
 - a) fascia or wall signs
 - b) window signs
 - c) directional signs located on private property
 - d) temporary real estate signs advertising the sale or lease of the property
 - e) election signs

- f) signs associated with permitted home-based businesses
 - g) temporary signs advertising community events
3. All other signs require a sign permit.

Sign Permit Applications

4. Applications for sign permits shall comply with the following:
- a) Applications shall be made in writing to the Development Officer by the owner, lessee, or authorized agent of the building or premises where the sign is to be erected.
 - b) Application shall include plans, specifications, construction details, and other information sufficient to identify the nature, size, and location of the proposed sign.
 - c) Prior to issuing a permit for a freestanding, digital, projecting, roof, billboard, or canopy sign, the Development Officer may require that the submitted plans bear the professional stamp of a registered professional engineer certifying that the design complies with all applicable legislation, codes, and bylaws.
 - d) Applications for digital signs shall include contact information for a person who can access the sign controls and be contacted 24 hours a day.
 - e) Applications shall be accompanied by the required fee.
 - f) The Development Officer may deny or revoke a sign permit if:
 - i) erection of the sign has not commenced within six (6) months from the date of permit issuance;
 - ii) the sign does not comply with this Zoning Bylaw;
 - iii) the sign is not constructed according to the approved drawings;
 - iv) the sign is not maintained in a safe condition.

Signs in Residential, Parks and Recreation, and Future Urban Development Districts

5. Sign provisions for permitted uses in any Residential, Parks and Recreation, or Future Urban Development district are set out in Table 3-5. The following additional provisions apply:
- a) Billboard signs, digital signs, or roof signs are not permitted in Residential and Parks and Recreation Districts.
 - b) Signs intended for community service, municipal, recreational, and other uses shall not advertise commercial services or products.

Table 3-5 Sign Regulations in Residential, Parks and Recreation, and Future Urban Development Districts

Use	Maximum Number of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Freestanding Signs	Maximum Height of Freestanding Signs (m)	Maximum Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal residential uses for which a development permit has been issued	1 ⁽¹⁾	0.55 ⁽¹⁾	1 ⁽¹⁾	2.5 ⁽¹⁾	1	2
All principal commercial uses for which a development permit has been issued	2	6	1	2.5	2	4
All principal community service, municipal, recreational, and other uses for which a development permit has been issued	2	10	1	3	2.5	5

⁽¹⁾ Multiple unit dwellings and dwelling groups are permitted one additional sign, up to 1.0 m² in area, showing the name of the building or group.

Signs in the Community Service District

6. Sign provisions for permitted uses in the Community Service District are set out in Table 3-6. The following additional provisions apply:
 - a) Billboard signs or roof signs shall not be permitted.
 - b) Signs intended for community service, municipal, recreational, and other uses shall not advertise commercial service or product.

Table 3-6 Sign Regulations in Community Service Districts

Use	Maximum Number of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Freestanding Signs	Maximum Height of Freestanding Signs (m)	Maximum Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal commercial uses for which a development permit has been issued	2	18	1	6	6	12
All principal community service, municipal, recreational, and other uses for which a development permit has been issued	3	18	1	3	6	12

Signs in Commercial, Mixed Use, and Industrial Districts

7. Sign provisions for permitted uses in any Commercial, Mixed Use, and Industrial district are set out in Table 3-7. The following provisions also apply:
 - a) Freestanding and canopy signs located over a vehicle circulation area shall maintain a minimum vertical clearance of 3.0 m above grade.
 - b) Signs projecting more than 75 mm from a building face shall maintain a minimum vertical clearance of 3.0 m above grade.
 - c) Awning signs shall not project more than 1.8 m from the building face.
 - d) Projecting signs shall not extend more than 1.8 m above the eaves or parapet of the supporting building.
 - e) Except in the MU1 – Mixed Use Centre and C2 – Urban Commercial Districts, no sign shall project beyond the property line.
 - f) In the MU1 – Mixed Use Centre and C2 – Urban Commercial districts:
 - i) Projecting signs and awning signs shall not extend more than 3.0 m from the property line or closer than 0.6 m to the curb, whichever is less.
 - ii) Projecting signs and awning signs shall maintain a minimum vertical clearance of 3.0 m above any public sidewalk or pedestrian right-of-way.
 - g) A maximum of two (2) roof signs may be permitted on each building.
 - h) Notwithstanding 7.g, a maximum of one (1) roof sign may be permitted on each unit in a multi-unit commercial development.
 - i) No portion of a roof sign shall project beyond any exterior wall or parapet of the building upon which it is placed.

- j) Except for billboards, third-party advertising signs are prohibited in any Commercial, Mixed Use, or Industrial district. All signs shall be limited to advertising or identifying products or services related to the principal use of the site.

Table 3-7 Sign Regulations in Commercial, Mixed Use, and Industrial Districts

Use	Maximum Number of Signs	Maximum Total Sign Face Area (m ²)	Maximum Number of Freestanding Signs	Maximum Height of Freestanding Signs (m)	Maximum Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal commercial or industrial uses for which a development permit has been issued	as permitted by this section	as permitted by this section	(1)	(2)	(3)	(3)
All principal community service, municipal, recreational, and other uses for which a development permit has been issued	3	18	1	3	6	12
All principal residential uses for which a development permit has been issued	1 ⁽⁴⁾	0.5 ⁽⁴⁾	0	n/a	n/a	n/a

(1) In the MU1 and C2 districts, a maximum of one freestanding sign shall be permitted on sites with a minimum site width of 20.0 m.

In the C1 and M districts, a maximum of one freestanding sign shall be permitted.

(2) In the MU1 and C2 districts: 6.0 m

In the C1 and M districts: 10.0 m

(3) In the MU1 and C2 districts: maximum 5.0 m² sign face area and 10.0 m² total sign face area.

In the C1 and M districts: maximum 9.0 m² sign face area and 18.0 m² total sign face area.

(4) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to 1.0 m², showing the name of the building or group.

3.10 Landscaping

1. In the C1 - Highway Commercial and any Industrial districts:
 - a) A landscaped strip of not less than 3.0 m in depth shall be provided along the front property line.
 - b) On a corner site, a landscaped strip of not less than 1.5 m in width shall be provided along the flanking street.
2. In a Residential or Community Service district:

- a) A landscaped strip of not less than 3.0 m in depth throughout shall be provided, lying parallel to and abutting the front property line.
 - b) On corner sites, a landscaped strip of not less than 1.5 m in width shall be provided along the flanking street.
 - c) This provision shall not apply to single detached dwellings, semi-detached dwellings, two-unit dwellings, mobile homes, or multiple unit dwellings of four (4) or fewer units.
3. Required landscaping shall be installed and maintained in accordance with the following standards:
- a) Landscaped areas shall not consist solely of bare soil, untreated gravel, or impervious surfaces. A minimum of forty percent (40%) of any required landscaped area shall consist of soft landscaping.
 - b) Required landscaped areas shall not be used for parking, storage, or loading, but may include permitted signs, walkways, or access driveways.
 - c) All plant material shall be hardy and capable of healthy growth in the City of Meadow Lake, and shall not be listed as an invasive species or noxious weed. Species native to the local region are preferred.
 - d) Landscaping shall be maintained in a healthy condition through natural precipitation or supplemental watering as required.
 - e) The landscaping area shall be completed within one (1) growing season following occupancy or partial occupancy of a building or site.
 - f) Required landscaping shall be maintained in a neat and orderly condition and kept free from refuse, debris, and weeds.
 - g) Plant material that is dead, diseased, or removed shall be replaced with similar plant material in a timely manner.
 - h) Required landscaping shall not be removed or altered in a manner that results in non-compliance with this Zoning Bylaw.
4. Every reasonable effort shall be made to preserve and protect existing trees and vegetation during construction.

3.11 Required Yards and Open Space

1. The following shall not be considered in the determination of setback distances within any yard:
- a) In all yards:
 - i) steps or ramps of 1.6 m or less above grade necessary for access to a permitted building or site; and
 - ii) accessibility ramps and wheelchair lifts.
 - b) In front yards:
 - i) overhanging eaves and gutters projecting not more than 1.0 m;
 - ii) lighting fixtures or lamp posts;
 - iii) uncovered patios and decks up to 0.2 m above grade;

- iv) uncovered patios and decks more than 0.2 m above grade, projecting up to 2.0 m into the required front yard;
 - v) canopies or balconies projecting up to 2.0 m into the required front yard; and
 - vi) sills, belt cornices, pilasters, vertical columns, chimneys, bay or bow windows, other projecting windows, projecting up to 0.6 m into the required front yard.
- c) In rear yards:
- i) uncovered patios and decks up to 0.2 m above grade, located at least 3.0 m from the rear property line;
 - ii) uncovered patios and decks more than 0.2 m above grade, projecting up to 3.0 m into a required rear yard, at least 3.0 m from the rear property line;
 - iii) canopies or balconies at least 3.0 m from the rear property line;
 - iv) overhanging eaves and gutters, sills, belt courses, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting up to 1.0 m into the required rear yard;
 - v) on interior sites, enclosed private swimming pools when attached to the principal building, projecting up to 3.0 m into the yard; and
 - vi) open-air laundry drying equipment, recreational equipment, garbage stands, private swimming pools, tennis courts, and other similar installations not regulated by this Zoning Bylaw or the Building Bylaw.
- d) In side yards:
- i) uncovered patios and decks up to 0.2 m above grade;
 - ii) uncovered patios and decks more than 0.2m above grade, located at least 0.6 m from the side property line;
 - iii) overhanging eaves and gutters, sills, belt courses, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting up to 0.6 m into the required side yard; and
 - iv) open-air laundry drying equipment, recreational equipment, garbage stands, private swimming pools, tennis courts, and other similar installations not regulated by this Zoning Bylaw or the Building Bylaw.

3.12 Outdoor Storage

1. In any Residential district:
 - a) No yard shall be used for the storage of unlicensed or uninsured motor vehicles, partially dismantled or inoperative vehicles.
 - b) No yard shall be used for the storage of hazardous materials, including any material regulated under federal or provincial law.

- c) Outdoor storage is permitted in a side or rear yard in a residential district only when the goods or materials being stored are clearly accessory, temporary, and incidental to the principal use of the property and adequately screened from view.
2. In any Commercial or Industrial district:
 - a) No outdoor storage shall be permitted in the required front yard of the lot, but this shall not limit the customary display of any goods permitted to be sold on the lot or the storage of fuel, oil, or gas in tanks connected to a heating plant on premises.
 - b) All bulk outdoor storage of waste materials, unfinished goods, or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences, or a combination thereof of at least 2.0 m in height.
 - c) Except in the M2 - Heavy Industrial District, all automobile parts, dismantled or partially dismantled vehicles and similar articles, shall be stored inside or screened from public view by fencing.
 - d) All outdoor storage shall be screened from the view of a provincial highway or a residential area.
 3. The storage of chemicals, fertilizers, and combustible materials is subject to the requirements of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to the issuance of the development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.

3.13 Servicing

1. Municipal water and wastewater services shall be used where available. Holding tanks, septic tanks, and wells are not permitted in areas served by municipal lines, except for alternative systems approved by Council, such as new green technology, gray water systems, etc.
2. Developments outside serviceable areas shall use a private sewage disposal system approved by the relevant authority.
3. Individual property owners are solely responsible for all fees associated with the regular inspection of individual wastewater disposal systems by a contracted, licensed professional, providing the City with regular inspection reports.
4. The frequency of the inspection reports shall be every five (5) years unless more frequent inspections are required by the Development Officer in consultation with appropriate provincial regulatory agencies and other qualified professionals as required, based upon:
 - a) local soil conditions, including its carrying capacity;
 - b) density of development within and surrounding the development;
 - c) proximity to existing multi-parcel country residential developments; and
 - d) the type of potable water supply located on adjacent properties.
5. No development or use of land shall be permitted where the proposal would adversely affect domestic or municipal water supplies, or where a suitable potable water supply cannot be provided to the requirements of the Saskatchewan Health Authority and the Saskatchewan Water Security Agency.

3.14 Heritage Sensitivity and Critical Wildlife Habitat

1. Where development is proposed in an area identified as containing critical wildlife habitat or heritage-sensitive areas, the Development Officer may require the applicant to provide additional information as required by provincial acts and regulations.

3.15 Development on Hazard Lands

1. Where a proposed development or subdivision is to be located on potential hazard lands, the applicant shall submit a report prepared by a qualified professional acceptable to the Development Officer. The report shall assess the hazard conditions of the land, evaluate the suitability of the land for the proposed development or subdivision, and identify any necessary mitigation measures.
2. Any actions identified in the report prepared pursuant to Section 3.15.1 for prevention, mitigation, or remedy may be incorporated as conditions of a development permit.
3. The Development Officer shall refuse a permit where, in their opinion, the proposed mitigation measures are inadequate to address the hazard conditions or would result in excessive costs to the municipality.

3.16 Buildings on Lots

1. A principal building shall be located entirely within a single lot.
2. Notwithstanding the above, this provision shall not apply to semi-detached dwellings, townhouses, or other attached dwelling forms where each unit is located on a separate lot and the building is divided along a common property line.

3.17 Bare Land Condominiums

1. Regulations and development standards for buildings, uses, and sites in all zoning districts shall also apply to uses and bare land units that are part of an approved bare land condominium plan.

3.18 Frontage and Access

1. Unless otherwise provided for through a municipal servicing agreement, no person shall undertake development on a site unless it fronts a legal right-of-way that is developed and maintained to municipal standards.
2. Public works are exempt from 3.18.1, provided that an easement is registered against the title of the property title guaranteeing access.
3. Development adjacent to a provincial highway shall comply with all provincial regulations regarding access to the site and the location of structures.
4. All site access from municipal roadways shall be to the satisfaction of the City Engineer, or their designate, with respect to location, design, and construction standards. The City Engineer shall consider both the safety of pedestrians and the capability of roads proposed to serve the development.
5. Any approach to a municipal roadway is granted at the sole discretion of the City and shall be constructed in accordance with the City's engineering standards or as authorized by the City Engineer or their designate.

3.19 Driveways

1. Driveways for all residential dwellings, excluding multiple unit dwellings, are subject to the following standards:
 - a) The cumulative width of the driveways shall not exceed 60% of the site frontage.
 - i) Where a garage is accessed on the flanking side of a corner site, the maximum driveway width may be increased to the width of the garage.
 - b) The maximum driveway coverage shall be 60% of the total front yard area for rectangular sites.
 - c) The maximum driveway coverage may be increased to 75% of the total front yard area for non-rectangular sites.
 - d) On corner sites, one (1) driveway shall be permitted on each abutting street.

3.20 Building to be Moved

1. No building shall be moved within or into the City of Meadow Lake without first obtaining a development permit, unless such building is exempt under this Zoning Bylaw, and without first obtaining any other required municipal or provincial permit.
2. Buildings moved within or into the City shall comply with all applicable zoning requirements as if they were newly constructed on the site.
3. All relocated buildings must meet the requirements of the National Building Code and the municipal Building Bylaw, including any permits, inspections, or approvals required for structural, fire, or safety standards.

3.21 Excavation, Stripping, Filling, and Grading

1. Any site proposed for development shall be graded and levelled at the owner's expense to ensure adequate surface stormwater management that does not adversely affect adjacent properties. All lots being filled shall be cleared of topsoil and debris, including brush and tree stumps, and shall be filled with clean fill and/or topsoil to allow proper surface stormwater drainage to the local storm sewer system or natural stormwater management rights-of-way.
2. Any interim earthwork carried out during construction must be done in a manner that prevents erosion, runoff, and debris from impacting adjacent properties.
3. The Development Officer may require, as part of a servicing agreement or development permit application, that an applicant submit a lot grading and stormwater management plan for review and approval.
4. Where a proposed development alters stormwater flow in a manner potentially affecting adjacent or downstream properties, the applicant shall submit an engineered stormwater management design. This design shall provide sufficient capacity to accommodate surface water runoff for a 1:100-year, 24-hour storm event and ensure no incremental increase in offsite flows beyond what would have occurred prior to the development.
5. Stormwater management works, including grading, filling, and drainage features, shall be constructed at the owner's expense to ensure proper surface water drainage, protect adjacent properties, and maintain land stability.

6. All areas disturbed by excavation or filling shall be re-vegetated immediately after construction using suitable ground cover to prevent erosion.
7. For development in areas identified as flood hazards, the Development Officer may consult with the Saskatchewan Water Security Agency and may impose conditions based on the agency's recommendations prior to approving a development permit.

3.22 Lighting

1. All outdoor lighting for any development shall be located, arranged, and maintained so that:
 - a) no direct rays of light are directed at any adjoining properties;
 - b) no direct rays of light interfere with the effectiveness of any traffic control devices or the vision and safety of motorists;
 - c) no direct rays of light are directed skyward; and
 - d) light pollution is minimized using appropriate fixtures, motion sensors, timers, or other controls.
2. In addition to the above, outdoor lighting for commercial and industrial developments shall:
 - a) provide adequate security; and
 - b) enhance visual interest.

4 USE-SPECIFIC REGULATIONS

The following standards apply to the listed uses, where applicable. These standards apply in addition to all other requirements of this Zoning Bylaw and are intended to ensure compatibility with surrounding land uses, infrastructure capacity, and the intended character of development.

4.1 Abattoirs

1. Abattoirs shall be located at least 100 m from residential areas, schools, hospitals, motels, hotels, and restaurants.
2. Abattoirs shall be sited to ensure that use intensity is appropriate to the site and that impacts on surrounding and adjacent areas are minimized.
3. Site design shall have regard for municipal servicing capacity and site-specific conditions including noise, odour, smoke, fumes, dust, lighting, glare, vibration, or other emissions, as well as topography and prevailing winds affecting dispersion.
4. All products, materials, and waste shall be stored within an enclosed building or screened area. Outdoor storage and waste management shall minimize odour, visual impacts, and nuisance and comply with Section 3.12.
5. Abattoirs shall comply with all applicable provincial environmental and health regulations, including waste handling and disposal requirements.

4.2 Alcohol Establishments

1. Alcohol establishments will be sited to minimize impacts on adjacent areas.
2. Buffering, separation, or screening shall be provided where adjacent to Residential or Community Service districts.
3. Alcohol establishments shall maintain compatibility with the character, density, and function of the surrounding district.

4.3 Assembly Halls, Community Centres, and Theatres

1. Assembly Halls, Community Centres, and Theatres should, where possible, be located on corner sites to facilitate access and traffic flow.
2. Parking areas shall be located in side or rear yards and screened from adjacent residential areas.
3. Parking areas shall be graded to manage stormwater, landscaped, and screened from abutting residential lots in accordance with this Zoning Bylaw.

4.4 Bed and Breakfasts

1. A bed and breakfast shall be located within a single detached dwelling and shall not include exterior alterations inconsistent with the residential character of the building or property.
2. No kitchen facilities shall be provided in guest rooms or suites within a bed and breakfast.

4.5 Carnivals and Transient Sales Events

1. Carnivals and outdoor amusement rides may be established for periods of up to seven (7) days in any six (6) month period, subject to zoning district requirements. Areas for required landscaping or parking may be temporarily used.
2. Transient sales events associated with tents, trucks, or other means may be established for periods of up to ten (10) days, subject to zoning district requirements. Areas devoted to required landscaping for the principal use shall not be used. Only up to four (4) required parking spaces may be used.
3. All carnivals and transient sales events shall comply with other applicable municipal bylaws.

4.6 Car Washes and Fleet Services

1. In the MU1 – Mixed Use Centre District, a car wash may only be located on Highway 55.
2. Uses shall be sited to ensure appropriate intensity and minimized impacts on adjacent areas. Site design shall consider servicing capacity, noise, odour, dust, vibration, lighting, glare, and traffic impacts, including pedestrian and cyclist safety.

4.7 Child Care Homes, Day Cares, and Preschools

1. Child care homes shall comply with applicable provincial and federal legislation.
2. Child care homes require a municipal business license.
3. Child care homes are permitted in all residential districts subject to building code compliance.
4. Child care homes shall provide on-site parking spaces to facilitate the safe drop-off and pick-up of children where off-site street parking is insufficient.
5. Day cares and preschools may be permitted as principal or ancillary uses where allowed. In residential districts, exterior alterations shall be compatible with residential character.
6. Day care centres and preschools shall provide required parking spaces, which shall not be located in a required front yard.

4.8 Convenience Stores

1. Convenience stores should, where possible, be located on corner sites to facilitate access.
2. Parking areas for convenience stores shall be screened from adjacent residential areas.
3. Parking and loading areas shall be landscaped to improve site appearance.

4.9 Dwelling Groups

1. Each dwelling unit within a dwelling group shall be a permitted or discretionary use in the applicable zoning district.
2. Side yard setbacks shall be measured from the closest main wall of the dwelling unit nearest the side property line, not including allowable projections.

3. Dwelling units forming part of the dwelling group shall maintain a 1.5 m separation, or greater where required by building code.
4. Dwelling groups shall have at least two (2) vehicular access points to a public street, suitably separated for emergency access.
5. All parking areas, private garages, or vehicular access to units within a dwelling group shall be from an internal common roadway system.
6. Site design shall consider street capacity, density, layout, parking, traffic circulation, and emergency access.
7. Additional development standards may be applied as conditions of the development permit to reduce impacts on adjacent uses, including setbacks, landscaping, fencing, parking screening, and access location.

4.10 Dwellings, Mobile Homes

1. Mobile homes shall comply with the Building Bylaw and applicable municipal regulations.
2. Road rights-of-way shall be at least 15.0 m wide with 6.0 m hard-surfaced travel lanes and appropriate stormwater management.
3. A minimum of 10% of the area of a mobile home court shall be provided as communal open space or recreation area.
4. Within a mobile home court, site and yard requirements for mobile homes shall apply to individual mobile home sites.
5. Mobile homes shall be installed and skirted from the floor level to ground level with materials consistent with the exterior finish of the mobile home and in accordance with the applicable CSA Standards.

4.11 Dwellings, Multiple Unit and Townhouse

1. Multiple unit and townhouse dwellings shall be compatible with surrounding neighbourhood character in terms of height, massing, and site layout.
2. Landscaping shall be consistent with or enhance surrounding residential character.
3. For multiple unit dwellings:
 - a) parking and loading spaces should be located in the side or rear yard where feasible. Limited parking may be permitted in the front yard where it is demonstrated that the arrangement is compatible with the streetscape and similar to parking configurations on adjacent residential properties.
 - b) waste storage shall be screened from public view.
4. In the MU1 - Mixed Use Centre and C2 - Urban Commercial Districts, multiple unit dwellings may be above ground floor commercial uses.
5. Where multiple unit dwellings are developed in conjunction with commercial uses within the same building, the required residential parking shall be provided in addition to the parking required for the commercial uses.
6. Site design shall consider concept plans, parking functionality, and unit size and amenity.

4.12 Garden and Garage Suites

1. Garden and garage suites shall be regulated exclusively by this section, and where there is any conflict with Section 3.7, this section shall prevail.
2. A maximum of one (1) garden or one (1) garage suite shall be permitted on a site containing a single detached dwelling.
3. Garden and garage suites are accessory dwelling units and shall not be subdivided or separately titled.
4. A garden or garage suite shall not be permitted on a site containing a secondary suite.
5. Garden and garage suites shall be located in the rear yard and have a minimum separation from the principal dwelling of 3.0 m.
6. The minimum side yard setback for garden or garage suites shall be 1.2 m. On corner sites, the flanking street side yard shall comply with the minimum side yard required for the principal dwelling.
7. The minimum rear yard setback for garden or garage suites shall be 2.0 m, or 1.2 m where a rear lane exists.
8. The maximum building height of a garden suite shall be 6.0 m and shall not exceed two (2) storeys.
9. The maximum gross floor area of a garden or garage suite shall be 100 m² or 50 % of the principal dwelling, whichever is less, and all habitable space shall be located above grade.
10. A garden or garage suite shall contain no more than two (2) bedrooms.
11. Garage suites shall be located within a detached accessory building.
12. One (1) additional off-street parking space shall be provided for each garden or garage suite, as follows:
 - a) Parking should be located in the rear or side yard. A parking space may be permitted in the required front yard where it is demonstrated that:
 - i) the configuration is consistent with parking arrangements on adjacent properties; and
 - ii) the location and design minimize impacts on the streetscape.
13. The cumulative floor area of a garden or garage suite and all accessory buildings located in the rear yard shall not occupy more than 50% of the rear yard.
14. The development permit application for a garden or garage suite shall demonstrate how the suite will be serviced with utilities.
15. Sites containing garden or garage suites shall be graded to ensure that drainage does not negatively impact adjacent properties.
16. Garden and garage suites shall be assigned a municipal address.

4.13 Home-Based Businesses

1. Home-based businesses shall be permitted where:
 - a) they are clearly secondary to the principal residential use of the dwelling unit;
 - b) they are compatible with the surrounding residential area and do not detrimentally affect the quality of life of the neighbourhood;

- c) they comply with the development standards contained within this Zoning Bylaw; and
 - d) they comply with all other municipal bylaws or provincial regulations.
 - e) Without limiting the authority of the Development Officer to refuse applications that do not comply with this Zoning Bylaw or any other City bylaw, any use that creates noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous or unacceptable waste, or electromagnetic interference detectable beyond the boundaries of the building, or beyond the dwelling unit within a multiple unit dwelling, is prohibited.
2. Home-based businesses shall be conducted entirely within a building.
 3. No more than 20% of the gross floor area of the dwelling unit, including the area of the basement and any attached garage, up to a maximum of 40 m², may be occupied by the home-based business.
 4. An attached garage or detached accessory building may be occupied by home-based businesses, provided that the total area devoted to home-based businesses does not exceed 40 m² on the site, and that no required parking spaces associated with the principal use are occupied by home-based businesses.
 5. There shall be no exterior display or storage of any merchandise or material relating to the home-based business other than a sign, not exceeding 0.3 m² in area.
 6. A home-based business shall be conducted by a full-time resident of the dwelling unit.
 7. No more than one (1) non-resident employee associated with the home-based business may be present at the home-based business at any one time.
 8. Off-street parking shall be provided for any non-resident employee in accordance with this Zoning Bylaw.
 9. No more than one (1) business-related vehicle for which off-street parking is provided shall be stored on the site.
 10. No deliveries of merchandise, goods, or equipment shall be made to a home-based business by a vehicle with a gross vehicle weight of more than 8,000 kg, or with a total length of more than 6.0 m.
 11. Regardless of the number of home-based businesses that may be located on any one site, a total of no more than three (3) client or business-related visits at one time, eight (8) client or business-related visits per day and no more than 40 client or business-related visits per week shall be made to home-based businesses on any one site.
 12. All permits issued for a home-based business shall be subject to the enforcement provisions of the Act if, in the opinion of the Development Officer, the operation has not met the regulations and standards applicable to home-based businesses contained in this Zoning Bylaw.

4.14 Junk and Salvage Yards

1. Junk and salvage yards shall be enclosed by a solid fence between 2.0 m and 4.0 m high.
2. Materials shall not be piled higher than the height of the fence.
3. Fencing shall not be located in the required front yard.
4. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

4.15 Parking Lots

1. No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
2. Parking lots shall be landscaped subject to Section 3.10.
3. Where a parking lot abuts a residential property boundary, a minimum landscape buffer of 2.0 m or solid fence, which complies with the requirements contained in this Zoning Bylaw, shall be provided.

4.16 Recreational Vehicles

1. Recreational vehicles may only be occupied as temporary accommodations:
 - a) in an approved campground; or
 - b) in a residential district where the occupant of the recreational vehicle is a guest of the occupant of the principal dwelling and has full access to all of the facilities and amenities of the principal dwelling.
2. Recreational vehicles used for accommodations in a Residential district shall:
 - a) be limited to a maximum duration of seven (7) days;
 - b) require a development permit if used for accommodation longer than seven (7) days;
 - c) not be used as accommodations for a period extending longer than four (4) months;
 - d) be prohibited from use as accommodation from November to March, inclusive; and
 - e) be parked entirely within the subject lot.
3. Recreational vehicles shall comply with parking regulations if parked on the street.

4.17 Recycling Collection Depots

1. Recycling collection depot sites shall be located and screened to minimize visual impact.
2. Landscaping and screening shall be provided in all yards facing a public roadway or properties in residential use.

4.18 Residential Care Facilities

1. Residential care facilities may be approved as an ancillary 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, property, or streetscape.
 - a) Ramps, lifts and other accessibility features shall be permitted.
3. Parking areas for residential care facilities may be located in the side, rear, or front yard.
4. No building or structure used for the purpose of a residential care facility shall also be used for the purpose of keeping boarders or lodgers.
5. All residential care facilities must comply with Provincial and Federal legislation.

4.19 Secondary Suites

1. A secondary suite may be located within a single detached dwelling, semi-detached dwelling, or townhouse dwelling, and shall not be located within an accessory building.
2. No more than one (1) secondary suite may be located in a dwelling.
3. A secondary suite shall be a minimum of 46 m².
4. A secondary suite shall not exceed the lesser of:
 - a) 80 m²; or
 - b) 40% of the total gross floor area of a dwelling, including the basement.
5. A secondary suite shall contain no more than two (2) bedrooms.
6. One (1) additional off-street parking space shall be provided for each secondary suite, as follows:
 - a) Parking should be located in the rear or side yard.
 - b) A parking space may be permitted in the required front yard where it is demonstrated that:
 - i) the configuration is consistent with parking arrangements on adjacent properties; and
 - ii) the location and design minimize impacts on the streetscape.

4.20 Service Stations and Gas Bars

1. In the MU1 – Mixed Use Centre District, service stations are limited to sites on Highway 55.
2. Fuel pumps and other above-ground apparatus for dispensing or storage of fuel shall comply with all applicable provincial regulations. Municipal development standards shall require that such fuel pumps and apparatus be located at least 7.5 m from any property line and at least 6.0 m from any building, whether the service station operates as a principal use or in conjunction with another use on the site.
3. All automobile parts, dismantled vehicles, equipment and similar items shall be stored within a building or screened from public view.
4. On a corner lot, only one (1) access shall be constructed on the flankage, at least 6.0 m from intersecting street corners.
5. All parts of the lot to which vehicles have access shall be hard surfaced and graded to manage stormwater.
6. Where a gas bar operates as the principal use on a site, it shall comply with the regulations and standards for service stations.
7. Where a gas bar is allowed to operate in conjunction with another use on a site, the site shall be designed so that:
 - a) the site has at least two (2) separate entrances for vehicles, separated by at least 15.0 m; and
 - b) the delivery and unloading of bulk fuel shall not obstruct access to the fuel pumps, required off-street parking spaces, or create obstructions on any adjacent street.

4.21 Shopping Centres

1. Primary access to shopping centres shall be from an arterial street or a service road with access points at least 30 m apart.
2. Parking areas shall be hard surfaced and parking stalls clearly marked.

4.22 Short Term Rental Properties

1. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.
2. No more than six (6) guests are permitted in a one-unit dwelling, and in each dwelling unit of a semi-detached dwelling, two-unit dwelling, townhouse, or multiple unit dwelling.
3. Evaluation shall consider location suitability, neighbourhood character, and cumulative impacts.

4.23 Telecommunication Towers and Public Works

1. Telecommunication towers proposed to be erected in the municipality shall be subject to appropriate public consultation processes as established by Council.
2. Telecommunication towers and other public works structures may be permitted on the same site as another principal use, provided that all other requirements of this Zoning Bylaw are met.

4.24 Temporary Emergency Shelters

1. The development permit shall be limited to a maximum of twelve months at an approved location.
2. A development permit may be extended by resolution of Council.
3. A development permit application for a temporary emergency shelter for a location previously approved for use as a temporary emergency shelter within the previous 24 months shall be considered for approval by Council. All submissions received from the public within the past 12 months will be considered by Council.
4. Temporary emergency shelters are not permitted:
 - a) Within low-density residential land uses, including one and two-unit dwellings, semi-detached townhouses and dwellings and
 - b) On any site deemed unsuitable due to the adjacent land uses, which may create life safety issues.
5. The applicant must ensure sufficient staff, resources, and policies to provide adequate on-site supervision at all times while the shelter is occupied.
6. The applicant must adopt and enforce a policy that prohibits users of the shelter from bringing weapons, drugs, or alcohol into the facility.
7. Parking must be provided for staff and service vehicles, with the number of spaces determined by the Development Officer.
8. Adequate access for emergency vehicles must be provided.
9. There shall be no fee for an application for a development permit for a temporary emergency shelter.

10. Every development permit application for a temporary emergency shelter shall contain the following additional information:
 - a) Occupancy start date and anticipated end date;
 - b) Maximum number of people being accommodated;
 - c) Management plan describing the proposed operations that include details on hours of operation, supervision, support programs, transportation, food services, loitering control, policies regarding safety and security, and any other relevant information;
 - d) Letter of authorization from the registered property owner;
 - e) Site plan including location of building, hydrants and fire lanes;
 - f) Drawing of the interior layout detailing the location of sleeping areas and any temporary partitions or alterations. Drawings must include:
 - i) Design occupant load;
 - ii) Locations of exits;
 - iii) Emergency lighting;
 - iv) Smoke and carbon monoxide detectors;
 - v) Fire extinguishers;
 - vi) Washroom facilities;
 - vii) A fire safety plan acceptable to the Fire Chief;
 - g) Confirmation of conformance to required ventilation systems and record of annual service of existing life safety systems.
11. Upon receipt of a completed application, Administration will review to ensure the information is complete and the necessary operations are in place. A site inspection of the proposed building by the City of Meadow Lake's Fire Inspector and a Building Official will be undertaken to ensure necessary life safety requirements are in place prior to occupancy.
12. Approval of a temporary emergency shelter shall take the form of a temporary occupancy permit signed by the Development Officer.

4.25 Temporary Work Camps

1. A development permit for a temporary work camp shall be valid for a maximum of one (1) year. The Development Officer may extend the permit upon submission of a new application, payment of the applicable fee, and confirmation that all requirements are met.
2. Temporary work camps shall not:
 - a) significantly disrupt the character or amenities of the surrounding area;
 - b) substantially affect the use and enjoyment of adjacent properties;
 - c) negatively impact the environment; or
 - d) overburden municipal services, utilities, or road access.

3. Accommodations shall comply with applicable building standards, fire safety regulations, and health regulations. Inspection reports shall be provided to the Development Officer upon request, and compliance shall be verified as part of the permit review and renewal process.
4. Temporary work camp sites shall be located away from residential developments or enclosed within a secure compound to prevent unauthorized access and minimize impacts on adjacent properties.
5. Access routes shall be positioned to minimize impact on nearby residential dwellings.
6. Off-site parking is prohibited. Sufficient onsite parking shall be provided for private and construction vehicles and equipment.
7. Where a temporary work camp is located on City-owned land, the applicant shall enter into a development agreement with the City, ensuring compliance with this Zoning Bylaw and providing financial guarantees for site restoration.
8. Where located on private or non-City lands, compliance with the Zoning Bylaw, building, fire, and health regulations shall be enforced through the development permit. A development agreement may be required at the discretion of the Development Officer if additional assurances are necessary.

4.26 Tourist Campground

1. Wherever possible, existing trees and mature landscaping shall be retained.
2. Solid waste storage facilities, including space for both recycling and general waste bins, shall be provided on-site and appropriately located and screened or landscaped to avoid adverse visual impacts from the road and within the development.
3. There shall be adequate manoeuvring space on-site.
4. The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
5. A tourist campground may be considered where there is a minimum separation distance of 100 m to the nearest residence.

5 ZONING DISTRICTS

5.1 Classification of Zoning Districts

1. For the purpose of applying this Zoning Bylaw, the City of Meadow Lake is divided into the following Zoning Districts, the boundaries of which are shown on the “Zoning District Map”. Such districts may be referred to by the appropriate symbols.

Table 5-1 Zoning District Map Symbols

Symbols	Districts
RA	Residential Acreage
R1	Small Lot Residential
R2	Mixed Residential
RU	Low Density Residential
C1	Highway Commercial
C2	Urban Commercial
MU1	Mixed Use Centre
M1	Light Industrial
M2	Heavy Industrial
CS	Community Service
PR	Parks and Recreation
FUD	Future Urban Development
FHP	Flood Hazard Protection Overlay

5.2 Zoning District Map

1. The map, bearing the statement, “This is the Zoning District Map referred to in Bylaw No. XXX, adopted by the City of Meadow Lake and signed by the Mayor and City Manager under the seal of the City, shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw.”

5.3 Boundaries of the Zoning Districts

1. The boundaries of the districts referred to in Table 5-1, together with explanatory legend, notation, and reference, are shown on the map in Appendix A entitled “Zoning District Map”.
2. All streets, lanes, and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes, and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the

centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

3. Streets, lanes, and road allowances which are shown on the Zoning District Map and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane, or road allowance was located in different zoning districts before the said street, lane, or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
4. On un-subdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the Zoning District Map.

5.4 Zoning Districts

1. The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in Section 6.

5.5 Overlay Zoning Districts

1. Overlay zoning districts apply additional regulations to specific lands and are indicated on the Zoning Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional zoning district regulations applicable to a site appear to be in conflict with the overlay zone regulations applicable to a site, the overlay zone regulations shall take precedence.

5.6 Permitted, Discretionary and Prohibited Uses

1. Any use that is not designated as a permitted or discretionary use within this Zoning Bylaw shall be prohibited.

6 DISTRICT SCHEDULES

6.1 RA – Residential Acreage

6.1.1 Purpose

The Residential Acreage District is intended to characterize existing large lot areas that may or may not have servicing.

6.1.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-1 as P for Permitted or D for Discretionary.

6.1.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.1.4 Site Regulations

Site regulations are shown in Table 6-1. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.1.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.1.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.1.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.1.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

6.1.9 Exception to Site Regulations

1. For select pre-existing lots listed in subsection 2 that do not conform to the development standards listed in Table 6-1, the following regulations shall apply:
 - a) The lots shall be exempt from the minimum frontage and site area requirements;
 - b) Developments must be in keeping with the character and scale of the rest of the zone;
 - c) The minimum building footprint is not applicable, and the maximum permitted above-ground living space is 130 m²;

- d) Secondary suites shall not be permitted; and
- e) These regulations will apply only to the specific listed parcels as they existed prior to 1992. They will not apply to any newly created lots and will no longer apply if these parcels are consolidated, subdivided, or otherwise have their boundaries altered in any way.

2. The standards listed in Section 6.1.9. shall apply to the following lots:

- Lot 1, Block 14, Plan BK3383, Ext 44
- Lot 13, Block 14, Plan 10175924, Ext 43
- Lot 14, Block 14, Plan 101759935, Ext 51
- Lot 7, Block 15, Plan 101759946, Ext 4
- Lot 8, Block 15, Plan 101759946, Ext 5
- Lot 9, Block 15, Plan 101759946, Ext 7
- Lot 10, Block 15, Plan 101759946, Ext 6
- Lot 8, Block 1, Plan 101762209, Ext 13
- Lot 1, Block 2, Plan BA3425, Ext 87
- Lot 2, Block 3, Plan BA3425, Ext 84
- Lot 5, Block 3, Plan 101762366, Ext 78
- Lot 6, Block 3, Plan 101762377, Ext 89

Table 6-1 RA – Residential Acreage Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Residential											
1. Dwellings, Single Detached	P	1	-	30	1860	7.5	7.5	3	82	40	10
2. Dwellings, Mobile Home	P	1	4.10	30	1860	7.5	7.5	3	82	40	10
3. Garage and Garden Suites	D	1	4.12	Refer to Section 4.12							
4. Secondary Suites	P	1	4.19	Same as principal use							
Commercial											
1. Bed and Breakfasts	D	3	4.4	Same as principal use							
2. Child Care Homes	P	0	4.7	Same as principal use							
3. Home-Based Businesses	P	15	4.13	Same as principal use							
4. Short Term Rental Properties	D	1	4.22	30	1860	7.5	7.5	3	82	40	10
Community Service, Municipal, Recreational, and Other Uses											
1. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
2. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-
3. Parks	P	0	-	-	-	-	-	-	-	-	-
4. Public Works ⁽¹⁾	P	0	4.23	30	1860	7.5	7.5	3	82	40	10
5. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-

⁽¹⁾ Excluding offices, warehouses, storage yards, waste disposal facilities, and sewage lagoons.

6.2 R1 – Small Lot Residential

6.2.1 Purpose

The Small Lot Residential District is intended to provide for the development of a mix of housing, including single-detached dwellings, semi-detached dwellings, two-unit dwellings, multiple unit dwellings, and mobile homes in the older residential areas of the city with servicing constraints.

6.2.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-2 as P for Permitted or D for Discretionary.

6.2.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.2.4 Site Regulations

Site regulations are shown in Table 6-2. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.2.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.2.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.2.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.2.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-2 R1 – Small Lot Residential Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Residential											
1. Dwellings, Single Detached	P	1	-	12	465	4.5	6 ⁽²⁾	1.2 ⁽¹⁾⁽²⁾	-	60	10
2. Dwellings, Semi-Detached	P	1	-	7.5	255	4.5	6	1.2 ⁽¹⁾⁽³⁾	-	60	10
3. Dwellings, Two-Unit	P	1	-	12	465	4.5	6	1.2 ⁽¹⁾	-	60	10
4. Dwellings, Townhouse	D	1	4.11	7	205	4.5	6	1.2 ⁽¹⁾⁽³⁾	-	60	10
5. Dwellings, Multiple Unit	D	2	4.11	21	555	6	7.5	1.2 ⁽¹⁾	46	50	10
6. Dwellings, Mobile Home	P	1	4.10	12	465	4.5	6	1.2 ⁽¹⁾	-	60	10
7. Mobile Home Courts	D	1	4.10	12	20000	2.4	1.2	1.2 ⁽¹⁾	-	-	-
8. Garage and Garden Suites	D	1	4.12	Refer to Section 4.12							
9. Secondary Suites	P	1	4.19	Same as principal use							
Commercial											
1. Bed and Breakfasts	D	3	4.4	Same as principal use							
2. Boarding Houses	D	3	-	Same as principal use							
3. Convenience Stores	D	5	4.8	12	465	4.5	3	1.2 ⁽¹⁾	-	-	10
4. Child Care Homes	P	0	4.7	Same as principal use							
5. Day Cares	D	14	4.7	12	465	4.5	7.5	2.4 ⁽⁴⁾	-	-	10
6. Home-Based Businesses	P	15	4.13	Same as principal use							
7. Preschools	D	14	4.7	12	465	4.5	7.5	2.4 ⁽⁴⁾	-	-	10
8. Residential Care Facilities – Type I	P	6	4.18	12	465	4.5	6	1.2 ⁽¹⁾	-	60	10
9. Residential Care Facilities – Type II	D	6	4.18	12	465	4.5	6	1.2 ⁽¹⁾	-	60	10
10. Short Term Rental Properties	D	1	4.22	12	465	4.5	6	1.2 ⁽¹⁾	-	60	10
Community Service, Municipal, Recreational, and Other Uses											
1. Assembly Halls	D	7	4.3	12	465	4.5	6	2.4 ⁽⁴⁾	-	-	10
2. Community Centres	D	4	4.3	12	465	4.5	6	2.4 ⁽⁴⁾	-	-	10
3. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
4. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
5. Parks	P	0	-	-	-	-	-	-	-	-	-
6. Public Works ⁽⁵⁾	P	0	4.23	-	-	-	-	-	-	-	-
7. Recreation, Passive	P	0	-	12	465	4.5	3	2.4 ⁽⁴⁾	-	-	10
8. Schools, Public	P	16 ⁽⁶⁾ 17 ⁽⁷⁾	-	-	-	-	7.5	2.4 ⁽⁴⁾	-	-	10
9. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-

⁽¹⁾ Except for a corner site, where the minimum side yard shall be 3.0 m along the flanking street.

⁽²⁾ Where on a corner site, a side yard of at least 6.0 m is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3.0 m.

⁽³⁾ Except that no side yard shall be required where a common wall divides the two dwelling units.

⁽⁴⁾ Or ½ the building height, whichever is greater, to a maximum of 6.0 m.

⁽⁵⁾ Excluding offices, warehouses, storage yards, waste disposal facilities, and sewage lagoons.

⁽⁶⁾ Elementary schools.

⁽⁷⁾ Secondary schools.

6.3 R2 – Mixed Residential

6.3.1 Purpose

The Mixed Residential District is intended to provide for residential development in the form of single detached dwellings, semi-detached dwellings, two-unit dwellings, multiple unit dwellings, dwelling groups and other compatible uses.

6.3.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-3 as P for Permitted or D for Discretionary.

6.3.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.3.4 Site Regulations

Site regulations are shown in Table 6-3. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.3.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.3.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.3.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.3.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-3 R2 – Mixed Residential Site Regulations

Use		Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Residential												
1.	Dwellings, Single Detached	P	1	-	12	462	7.5	7.5 ⁽²⁾	1.2 ⁽¹⁾⁽²⁾	75	50	10
2.	Dwellings, Semi-Detached	P	1	-	7.5	256	7.5	7.5	1.2 ⁽¹⁾⁽³⁾	52	60	10
3.	Dwellings, Two-Unit	P	1	-	12	462	7.5	7.5	1.2 ⁽¹⁾⁽³⁾	-	60	10
4.	Dwellings, Townhouse	D	2	4.11	7.5	205	6	7.5	1.2 ⁽¹⁾⁽³⁾	52	50	14
5.	Dwellings, Multiple Unit	D	2	4.11	21	555	6	7.5	1.2 ⁽¹⁾	46	50	14
6.	Dwelling Groups	D	2	4.9	12	185 /unit	7.5	-	2.4	46 /unit	60	14
7.	Garage and Garden Suites	D	1	4.12	Refer to Section 4.12							
8.	Secondary Suites	P	1	4.19	Same as principal use							
Commercial												
1.	Bed and Breakfasts	D	3	4.4	Same as principal use							
2.	Boarding Houses	D	3	-	Same as principal use							
3.	Child Care Homes	P	14	4.7	Same as principal use							
4.	Convenience Stores	D	5	4.8	12	462	7.5	3	1.2 ⁽¹⁾	75	50	14
5.	Day Cares	D	0	4.7	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	14
6.	Home-Based Businesses	P	15	4.13	Same as principal use							
7.	Preschools	D	0	4.7	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	14
8.	Residential Care Facilities – Type I	P	6	4.18	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	10
9.	Residential Care Facilities – Type II	D	6	4.18	12	462	7.5	7.5	3 ⁽⁴⁾	75	50	10
10.	Short Term Rental Properties	D	1	4.22	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	10
11.	Special Care Home	D	23	4.22	12	462	7.5	7.5	3 ⁽⁴⁾	75	50	10
Community Service, Municipal, Recreational, and Other Uses												
1.	Assembly Halls	D	7	4.3	12	462	7.5	7.5	3 ⁽⁴⁾	-	-	10
2.	Community Centres	D	4	4.3	12	462	7.5	7.5	3 ⁽⁴⁾	-	-	10
3.	Community Gardens	P	0	-	-	-	-	-	-	-	-	-
4.	Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
5. Parks	P	0	-	-	-	-	-	-	-	-	-
6. Public Works ⁽⁵⁾	P	0	4.23	-	-	-	-	-	-	-	-
7. Schools, Public	P	16 ⁽⁶⁾ 17 ⁽⁷⁾	-	-	-	-	7.5	3 ⁽⁴⁾	-	-	10
8. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-

(1) Except for a corner site, where the minimum side yard shall be 3.0 m along the flanking street.

(2) Where on a corner site, a side yard of at least 6.0 m is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3.0 m.

(3) Except that no side yard shall be required where a common wall divides the two dwelling units.

(4) Or ½ the building height, whichever is greater, to a maximum of 6.0 m.

(5) Excluding offices, warehouses, storage yards, waste disposal facilities, and sewage lagoons.

(6) Elementary schools.

(7) Secondary schools.

6.4 RU – Low Density Residential

6.4.1 Purpose

The Low Density Residential District is intended to provide for residential development in the form of single family dwelling and other compatible uses.

6.4.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-4 as P for Permitted or D for Discretionary.

6.4.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.4.4 Site Regulations

Site regulations are shown in Table 6-4. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.4.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.4.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.4.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.4.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-4 RU – Low Density Residential Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Residential											
1. Dwellings, Single Detached	P	1	-	12	462	7.5	7.5 ⁽²⁾	1.2 ⁽¹⁾⁽²⁾	130	50	10
2. Garage and Garden Suites	D	1	4.12	Refer to Section 4.12							
3. Secondary Suites	P	1	4.19	Same as principal use							
Commercial											
1. Bed and Breakfasts	D	3	4.4	Same as principal use							
2. Child Care Homes	P	0	4.7	Same as principal use							
3. Home-Based Businesses	P	15	4.13	Same as principal use							
4. Residential Care Facilities – Type I	P	6	4.18	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	10
5. Residential Care Facilities – Type II	D	6	4.18	12	462	7.5	7.5	3 ⁽⁴⁾	75	50	10
6. Short Term Rental Properties	D	1	4.22	12	462	7.5	7.5	1.2 ⁽¹⁾	75	50	10
Community Service, Municipal, Recreational, and Other Uses											
1. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
2. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-
3. Parks	P	0	-	-	-	-	-	-	-	-	-
4. Public Works ⁽³⁾	P	0	4.23	-	-	-	-	-	-	-	-
5. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-

⁽¹⁾ Except for a corner site, where the minimum side yard shall be 3.0 m along the flanking street.

⁽²⁾ Where on a corner site, a side yard of at least 6.0 m is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3.0 m.

⁽³⁾ Excluding offices, warehouses, storage yards, waste disposal facilities, and sewage lagoons.

6.5 C1 – Highway Commercial

6.5.1 Purpose

The Highway Commercial District is intended to accommodate commercial uses, including large-format retail, adjacent to major streets and highways.

6.5.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-5 as P for Permitted or D for Discretionary.

6.5.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.5.4 Site Regulations

Site regulations are shown in Table 6-5. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.5.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.5.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.5.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.5.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-5 C1 – Highway Commercial Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Commercial/Industrial											
1. Agricultural, Commercial	P	11	-	15	-	7.5	4.5	1.5	-	-	14
2. Animal Shelter ⁽¹⁾	D	4	-	15	-	7.5	4.5	1.5	-	-	14
3. Auction Marts	P	4	-	15	-	7.5	4.5	1.5	-	-	14
4. Automotive Sales and Service	P	5	-	15	-	7.5	4.5	1.5	-	-	14
5. Car Washes	P	18	4.6	15	-	7.5	4.5	1.5	-	-	14
6. Construction Trades	P	5	-	15	-	7.5	4.5	1.5	-	-	14
7. Convenience Stores	P	0	4.8	15	-	7.5	4.5	1.5	-	-	14
8. Financial Institutions	P	4	-	15	-	7.5	4.5	1.5	-	-	14
9. Fleet Services	P	11	4.6	15	-	7.5	4.5	1.5	-	-	14
10. Funeral Homes	P	7	-	15	-	7.5	4.5	1.5	-	-	14
11. Gas Bars	P	5	4.20	15	-	7.5	4.5	1.5	-	-	14
12. General Industrial	D	4	-	15	-	7.5	6	1.5	-	-	14
13. Health Care Clinics	P	5	-	15	-	7.5	4.5	1.5	-	-	14
14. Hotels and Motels	P	9	-	15	-	7.5	4.5	1.5	-	-	14
15. Kennels ⁽¹⁾	D	4	-	15	-	7.5	4.5	1.5	-	-	14
16. Lumber and Building Supply Establishments	P	4	-	15	-	7.5	4.5	1.5	-	-	14
17. Market Gardens, Nurseries, and Greenhouses	P	4		15		7.5	4.5	1.5	-	-	14
18. Offices	P	5	-	15	-	7.5	4.5	1.5	-	-	14
19. Parking Lots	P	0	4.15	-	-	3	4.5	1.5	-	-	-
20. Personal Services	P	5	-	15	-	7.5	4.5	1.5	-	-	14
21. Recreation Facilities, Commercial	P	4	-	15	-	7.5	4.5	1.5	-	-	14
22. Repair Shops	P	5	-	15	-	7.5	4.5	1.5	-	-	14
23. Restaurants	P	8	-	15	-	7.5	4.5	1.5	-	-	14
24. Retail Stores	P	5	-	15	-	7.5	4.5	1.5	-	-	14
25. Self-Storage Facility	P	22	-	15	-	7.5	4.5	1.5	-	-	14

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
26. Service Stations	P	5	4.20	15	-	7.5	4.5	1.5	-	-	14
27. Shopping Centres	D	5	4.21	91	1000	15	6	3 ⁽²⁾	-	50	14
28. Theatres	P	7	4.3	15	-	7.5	4.5	1.5	-	-	14
29. Tourist Campgrounds	D	5	4.26	15	-	7.5	4.5	1.5	-	-	14
30. Veterinary Services ⁽¹⁾	D	5	-	15	-	7.5	4.5	1.5	-	-	14
31. Wholesale Establishments	P	4	-	15	-	7.5	4.5	1.5	-	-	14
Community Service, Municipal, Recreational, and Other Uses											
1. Assembly Halls	D	7	4.3	15	-	7.5	4.5	-	-	-	14
2. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
3. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-
4. Public Works ⁽³⁾	P	0	4.23	-	-	-	-	-	-	-	-
5. Telecommunication Towers	P	0	4.23	-	-	-	-	-	-	-	-
6. Temporary Emergency Shelter	D	0	4.24	15	-	7.5	4.5	-	-	-	14

⁽¹⁾ Limited to indoors only and shall be conducted wholly within an enclosed building.

⁽²⁾ Individual stalls within a strip mall are exempt from interior side yard requirements.

⁽³⁾ Excluding waste disposal facilities and sewage lagoons.

6.6 C2 – Urban Commercial

6.6.1 Purpose

The Urban Commercial District is intended to provide for a mix of commercial and other compatible uses.

6.6.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-6 as P for Permitted or D for Discretionary.

6.6.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.6.4 Site Regulations

Site regulations are shown in Table 6-6. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.6.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.6.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.6.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.6.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-6 C2 – Urban Commercial Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Commercial											
1. Alcohol Establishments – Type I	P	0	4.2	15	465	-	- (1)	-	-	-	14
2. Alcohol Establishments – Type II	D	0	4.2	15	465	-	- (1))	-	-	-	14
3. Alcohol Establishments – Type III	D	0	4.2	15	465	-	- (1)	-	-	-	14
4. Automotive Sales and Service	D	0	-	15	465	-	- (1)	-	-	-	14
5. Car Washes	D	0	4.6	15	465	-	- (1))	-	-	-	14
6. Construction Trades	P	0	-	15	465	-	- (1)	-	-	-	14
7. Convenience Stores	P	0	4.8	15	465	-	- (1)	-	-	-	14
8. Day Cares	D	0	4.7	15	465	-	- (1)	-	-	-	14
9. Financial Institutions	P	0	-	15	465	-	- (1)	-	-	-	14
10. Fleet Services	D	0	4.6	15	465	-	- (1)	-	-	-	14
11. Funeral Homes	P	0	-	15	465	-	- (1)	-	-	-	14
12. Gas Bars	D	0	4.20	15	465	-	- (1)	-	-	-	14
13. Health Care Clinics	P	0	-	15	465	-	- (1)	-	-	-	14
14. Hotels	D	0	-	15	465	-	- (1)	-	-	-	14
15. Offices	P	0	-	15	465	-	- (1)	-	-	-	14
16. Parking Lots	P	0	4.15	-	-	-	- (1)	-	-	-	-
17. Personal Services	P	0	-	15	465	-	- (1)	-	-	-	14
18. Preschools	D	14	4.7	15	465	-	- (1)	-	-	-	14
19. Recreation Facilities, Commercial	P	0	-	15	465	-	- (1)	-	-	-	14
20. Recycling Collection Depots	D	0	4.17	15	465	-	- (1)	-	-	-	14
21. Repair Shops	P	0	-	15	465	-	- (1)	-	-	-	14
22. Restaurants	P	0	-	15	465	-	- (1)	-	-	-	14
23. Retail Stores	P	0	-	15	465	-	- (1)	-	-	-	14
24. Service Stations	D	0	4.20	15	465	-	- (1)	-	-	-	14
25. Shopping Centres	D	0	4.21	15	465	-	- (1)	-	-	-	14

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
26. Theatres	D	0	4.3	15	465	-	- ⁽¹⁾	-	-	-	14
27. Veterinary Services ⁽²⁾	P	0	-	15	465	-	- ⁽¹⁾	-	-	-	14
Residential											
1. Dwelling units in conjunction with and attached to any other permitted use	P	2	4.11	Same as principal							
2. Dwellings, Multiple Unit	D	2	4.11	15	465	-	- ⁽¹⁾	-	-	-	14
Community Service, Municipal, Recreational, and Other Uses											
1. Assembly Halls	D	0	4.3	15	465	-	- ⁽¹⁾	-	-	-	14
2. Community Centres	P	0	4.3	15	465	-	- ⁽¹⁾	-	-	-	14
3. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
4. Community Support Services	D	0	-	15	465	-	- ⁽¹⁾	-	-	-	14
5. Cultural Institutions	P	0	-	15	465	-	- ⁽¹⁾	-	-	-	14
6. Educational Institutions	P	0	-	15	465	-	- ⁽¹⁾	-	-	-	14
7. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-
8. Parks	P	0	-	-	-	-	-	-	-	-	-
9. Public Works ⁽³⁾	P	0	4.23	-	-	-	-	-	-	-	-
10. Schools, Private	D	0	-	15	465	-	- ⁽¹⁾	-	-	-	14
11. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-
12. Temporary Emergency Shelter	D	0	4.24	15	465	-	- ⁽¹⁾	-	-	-	14

⁽¹⁾ Except sites abutting a residential district, 6.0 m.

⁽²⁾ Limited to indoors only and shall be conducted wholly within an enclosed building.

⁽³⁾ Excluding waste disposal facilities and sewage lagoons.

6.7 MU1 – Mixed Use Centre

6.7.1 Purpose

The Mixed Use Centre District is intended to provide for a range of commercial and other compatible uses with an enhanced public realm.

6.7.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-7 as P for Permitted or D for Discretionary.

6.7.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.7.4 Site Regulations

Site regulations are shown in Table 6-7. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.7.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.7.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.7.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.7.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-7 MU1 – Mixed Use Centre Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Maximum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Commercial												
1. Alcohol Establishments – Type I	P	0	4.2	6	230	- (1)	3 (2)	-	-	-	-	14
2. Alcohol Establishments – Type II	D	0	4.2	6	230	- (1)	3 (2)	-	-	-	-	14
3. Alcohol Establishments – Type III	D	0	4.2	6	230	- (1)	3 (2)	-	-	-	-	14
4. Car Washes	D	0	4.6	6	230	- (1)	3 (2)	-	-	-	-	14
5. Convenience Stores	P	0	4.8	6	230	- (1)	3 (2)	-	-	-	-	14
6. Day Cares	D	0	4.7	6	230	- (1)	3 (2)	-	-	-	-	14
7. Financial Institutions	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
8. Fleet Services	D	0	4.6	6	230	- (1)	3 (2)	-	-	-	-	14
9. Funeral Home	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
10. Gas Bars	D	0	4.20	6	230	- (1)	3 (2)	-	-	-	-	14
11. Health Care Clinics	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
12. Hotel and Motels	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
13. Offices	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
14. Parking Lots	D	0	4.15	6	230	- (1)	3 (2)	-	-	-	-	14
15. Personal Services	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
16. Preschools	D	0	4.7	6	230	- (1)	3 (2)	-	-	-	-	14
17. Recreation Facilities, Commercial	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
18. Repair Shops	D	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
19. Restaurants	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
20. Retail Stores	P	0	-	6	230	- (1)	3 (2)	-	-	-	-	14
21. Service Stations	D	0	4.20	6	230	- (1)	3 (2)	-	-	-	-	14
22. Shopping Centres	D	0	4.21	6	230	- (1)	3 (2)	-	-	-	-	14
23. Theatres	P	0	4.2	6	230	- (1)	3 (2)	-	-	-	-	14

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Maximum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m ²)	Maximum Site Coverage (%)	Maximum Building Height (m)
-----	-------------	------------------	--------------------	----------------------	-------------------------------------	------------------------	------------------------	-----------------------	-----------------------	--	---------------------------	-----------------------------

Residential

1. Dwelling units in conjunction with and attached to any other permitted use	P	0	4.11	Same as principal use								
2. Dwellings, Multiple Unit	P	2	4.11	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
3. Dwellings, Townhouses	D	2	4.11	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14

Community Service, Municipal, Recreational, and Other Uses

1. Assembly Halls	D	0	4.3	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
2. Community Centres	P	0	4.3	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
3. Community Gardens	P	0	-	-	-	-	-	-	-	-	-	-
4. Community Support Services	P	0	-	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
5. Cultural Institutions	P	0	-	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
6. Educational Institutions	P	0	-	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
7. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-	-
8. Parks	P	0	-	-	-	-	-	-	-	-	-	-
9. Public Works ⁽³⁾	P	0	4.23	-	-	-	-	-	-	-	-	-
10. Schools, Private	D	0	-	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14
11. Telecommunication Towers	D	0	4.23	-	-	-	-	-	-	-	-	-
12. Temporary Emergency Shelter	D	0	4.24	6	230	- ⁽¹⁾	3 ⁽²⁾	-	-	-	-	14

⁽¹⁾ Except lots that front 1st Avenue, 7.5 m.

⁽²⁾ Except lots that front 1st Avenue, the front yard maximum shall not apply.

⁽³⁾ Excluding warehouses, storage yards, waste disposal facilities, and sewage lagoons.

6.8 M1 - Light Industrial

6.8.1 Purpose

The Light Industrial District is intended to provide for industrial and office uses that have no associated off-site impacts, with limited outdoor storage and to provide for industrial business sites for transition from heavier industrial uses to other uses.

6.8.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-8 as P for Permitted or D for Discretionary.

6.8.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.8.4 Site Regulations

Site regulations are shown in Table 6-8. Uses may also be subject to additional use specific regulations contained in Section 4.

6.8.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.8.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.8.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.8.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-8 M1 – Light Industrial Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
Industrial/Commercial										
1. Abattoirs	D	11	4.1	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
2. Agricultural, Commercial	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
3. Animal Shelter	D	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
4. Auction Marts	P	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
5. Autobody Shops	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
6. Automotive Sales and Service	P	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
7. Cannabis Processing	D	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
8. Car Washes	P	18	4.6	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
9. Construction Trades	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
10. Fleet Services	P	11	4.6	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
11. Gas Bars	P	5	4.20	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
12. General Industrial	P	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
13. Lumber and Building Supply Establishments	P	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
14. Kennels	D	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
15. Market Gardens, Nurseries, and Greenhouses	P	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
16. Recreation Facilities, Commercial	P	21	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
17. Recycling Collection Depots	P	11	4.17	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
18. Repair Shops	P	5	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
19. Sawmills, Portable	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
20. Self-Storage Facilities	P	22	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
21. Service Stations	P	4	4.20	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
22. Shopping Centres	D	5	4.21	30	1000	7.5	6 ⁽¹⁾	3	-	20
23. Temporary Work Camps	D	3	4.25	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
24. Veterinary Services	D	4	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
25. Warehouses	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
26. Wholesale Establishment	P	11	-	30	1000	7.5	6 ⁽¹⁾	1.5 ⁽²⁾	-	20
Community Service, Municipal, Recreational, and Other Uses										
1. Municipal Facilities	P	0	-	-	-	-	-	-	-	-
2. Community Garden	P	0	-	-	-	-	-	-	-	-
3. Parks	P	0	-	-	-	-	-	-	-	-
4. Public Works ⁽³⁾	P	0	4.23	-	-	-	-	-	-	-
5. Telecommunication Towers	P	0	4.23	-	-	-	-	-	-	-

⁽¹⁾ If served by a rear lane, 3.0 m.

⁽²⁾ Except if abutting a residential district, 3.0 m.

⁽³⁾ Excluding waste disposal facilities and sewage lagoons.

6.9 M2 – Heavy Industrial

6.9.1 Purpose

The Heavy Industrial District is intended to provide areas suitable for a wide range of industrial and service uses including large industrial, processing, and manufacturing whereby the nature and scale of their operations may create odour, noise, and/or other impacts that would be unsuitable for other zoning districts.

6.9.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-9 as P for Permitted or D for Discretionary.

6.9.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.9.4 Site Regulations

Site regulations are shown in Table 6-9. Uses may also be subject to additional use specific regulations contained in Section 4.

6.9.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.9.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.9.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.9.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-9 M2 – Heavy Industrial Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
1. Abattoirs	D	11	4.1	25	1100	7.5	7.5	3	-	20
2. Agricultural, Commercial	P	11	-	25	1100	7.5	7.5	3	-	20
3. Animal Shelters	P	4	-	25	1100	7.5	7.5	3	-	20
4. Auction Marts	P	4	-	25	1100	7.5	7.5	3	-	20
5. Autobody Shops	P	11	-	25	1100	7.5	7.5	3	-	20
6. Automotive Sales and Service	P	4	-	25	1100	7.5	7.5	3	-	20
7. Bulk Fuel	P	11	-	25	1100	7.5	7.5	3	-	20
8. Cannabis Cultivation	P	11	-	25	1100	7.5	7.5	3	-	20
9. Cannabis Processing	P	11	-	25	1100	7.5	7.5	3	-	20
10. Car Washes	P	18	4.6	25	1100	7.5	7.5	3	-	20
11. Construction Trades	P	11	-	25	1100	7.5	7.5	3	-	20
12. Fleet Services	P	11	4.6	25	1100	7.5	7.5	3	-	20
13. Gas Bars	P	5	4.20	25	1100	7.5	7.5	3	-	20
14. General Industrial	P	4	-	25	1100	7.5	7.5	3	-	20
15. Junk and Salvage Yards	P	11	4.14	25	5000	7.5	7.5	3	-	20
16. Kennels	P	4	-	25	1100	7.5	7.5	3	-	20
17. Lumber and Building Supply Establishments	P	4	-	25	1100	7.5	7.5	3	-	20
18. Market Gardens, Nurseries, and Greenhouses	P	4	-	25	1100	7.5	7.5	3	-	20
19. Recreation Facilities, Commercial	D	21	-	25	1100	7.5	7.5	3	-	20
20. Recycling Collection Depots	P	11	4.17	25	1100	7.5	7.5	3	-	20
21. Repair Shops	P	5	-	25	1100	7.5	7.5	3	-	20
22. Sawmills	P	11	-	25	1100	7.5	7.5	3	-	20
23. Sawmills, Portable	P	11	-	25	1100	7.5	7.5	3	-	20
24. Self-Storage Facilities	P	22	-	25	1100	7.5	7.5	3	-	20
25. Service Stations	P	5	4.20	25	1100	7.5	7.5	3	-	20
26. Temporary Work Camps	P	3	4.25	25	1100	7.5	7.5	3	-	20

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
27. Veterinary Services	P	4	-	25	1100	7.5	7.5	3	-	20
28. Warehouses	P	11	-	25	1100	7.5	7.5	3	-	20
29. Wholesale Establishments	P	11	-	25	1100	7.5	7.5	3	-	20
Community Service, Municipal, Recreational, and Other Uses										
1. Community Gardens	P	0	-	-	-	-	-	-	-	-
2. Municipal Facilities	P	0	-	-	-	-	-	-	-	-
3. Parks	P	0	-	-	-	-	-	-	-	-
4. Public Works	P	0	4.23	-	-	-	-	-	-	-
5. Telecommunication Towers	P	0	4.23	-	-	-	-	-	-	-

6.10 CS – Community Service

6.10.1 Purpose

The Community Service District is intended to provide for the location of public institutional facilities such as schools, educational institutions, assembly halls, recreation and health facilities.

6.10.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-10 as P for Permitted or D for Discretionary.

6.10.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.10.4 Site Regulations

Site regulations are shown in Table 6-10. Uses may also be subject to additional use specific regulations contained in Section 4.

6.10.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.10.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.10.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.10.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-10 CS – Community Service Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
Community Service, Municipal, Recreational, and Other Uses										
1. Assembly Halls	P	7	4.3	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
2. Cemeteries	P	0	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
3. Community Centres	P	4	4.3	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
4. Community Gardens	P	0	-	-	-	-	-	-	-	-
5. Community Support Services	P	0	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
6. Correctional Facilities	D	12	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
7. Cultural Institutions	P	4	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
8. Educational Institutions	P	17	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
9. Hospitals	P	6	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
10. Municipal Facilities	P	0	-	-	-	-	-	-	-	-
11. Parks	P	0	-	-	-	-	-	-	-	-
12. Public Works ⁽⁶⁾	P	0	4.23	-	-	-	-	-	-	-
13. Recreation Facilities, Public	P	21	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
14. Schools, Private	P	17	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
15. Schools, Public	P	16 ⁽⁴⁾ 17 ⁽⁵⁾	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
16. Telecommunication Towers	P	0	4.23	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	-	-
17. Temporary Emergency Shelters	P	0	4.24	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
Commercial										
1. Day Cares	P	14	4.7	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
2. Health Care Clinics	P	5	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
3. Parking Lots	D	0	4.15	-	-	3	3	3	-	-
4. Preschools	P	14	4.7	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
5. Recreation Facilities, Commercial	D	4	-	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
6. Special Care Homes	D	23	4.20	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14
7. Tourist Campgrounds	D	5	4.27	30	-	6 ⁽¹⁾	6 ⁽²⁾	6 ⁽³⁾	50	14

- (1) Except where abutting a residential district, 20 m.
- (2) Except where abutting a residential district, 20 m.
- (3) Except where abutting a residential district, 20 m.
- (4) Elementary schools.
- (5) Secondary schools.
- (6) Excluding waste disposal facilities and sewage lagoons.

6.11 PR – Parks and Recreation

6.11.1 Purpose

The Parks and Recreation District is intended to provide for parks, open space, and recreation development and other compatible uses.

6.11.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-11 as P for Permitted or D for Discretionary.

6.11.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.11.4 Site Regulations

Site regulations are shown in Table 6-11. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.11.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

6.11.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.11.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.11.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-11 PR – Parks and Recreation Site Regulations

Use	Designation	Parking Category	Subject to Sections	Minimum Frontage (m)	Minimum Site Area (m ²)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Coverage (%)	Maximum Building Height (m)
1. Community Centres	D	4	4.3	-	450	6	6	6	-	-
2. Community Gardens	P	0	-	-	-	-	-	-	-	-
3. Cultural Institutions	D	4	-	-	450	6	6	6	-	-
4. Golf Courses	D	3	-	-	-	6	6	6	-	10
5. Municipal Facilities	P	0	-	-	-	-	-	-	-	-
6. Parks	P	0	-	-	-	-	-	-	-	-
7. Public Works ⁽¹⁾	P	0	4.23	-	-	-	-	-	-	-
8. Recreation, Passive	P	0	-	-	-	6	6	6	-	10
9. Recreation Facilities, Public	P	21	-	-	450	6	6	6	-	10
10. Telecommunication Towers	P	0	4.23	-	-	-	-	-	-	-
11. Tourist Campgrounds	D	5	4.26	-	1000	6	6	6	-	10

⁽¹⁾ Excluding waste disposal facilities and sewage lagoons.

6.12FUD – Future Urban Development

6.12.1 Purpose

The purpose of the Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.

6.12.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-12 as P for Permitted or D for Discretionary.

6.12.3 Accessory Buildings

Accessory buildings shall be permitted subject to Section 3.7.

6.12.4 Site Regulations

Site regulations are shown in Table 6-12. Uses may also be subject to additional use-specific regulations contained in Section 4.

6.12.5 Standards for Discretionary Uses

Council will consider discretionary use applications in accordance with the general discretionary use evaluation criteria established in Section 2.7 and the use-specific regulations established in Section 4.

Discretionary uses in the Future Urban Development District will only be permitted where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan.

6.12.6 Off-Street Parking and Loading

Off-street parking and loading requirements shall be provided in accordance with Section 3.8.

6.12.7 Landscaping

Landscaping requirements are subject to Section 3.10.

6.12.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 3.12.

Table 6-12 FUD – Future Urban Development Site Regulations

Use	Designation	Parking Category	Subject to Section	Minimum Frontage (m)	Minimum Site Area (ha)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Footprint (m²)	Maximum Site Coverage (%)	Maximum Building Height (m)
Residential											
1. Dwellings, Mobile Homes	D	1	-	30	1860	7.5	7.5	3	82	40	10
2. Dwellings, Single Detached	D	1	-	30	1860	7.5	7.5	3	82	40	10
3. Home-Based Businesses	P	15	4.13	Same as principal use							
Other Uses											
1. Agricultural Uses	P	0	-	-	40.5	20	6	6	-	-	-
2. Community Gardens	P	0	-	-	-	-	-	-	-	-	-
3. Market Gardens, Nurseries, and Greenhouses	P	4	-	-	8	20	6	6	-	-	-
4. Municipal Facilities	P	0	-	-	-	-	-	-	-	-	-
5. Public Works ⁽¹⁾	P	0	4.23	-	-	-	-	-	-	-	-
6. Recreation, Passive	P	0	-	-	-	20	6	6	-	-	-
7. Telecommunication Towers	P	0	4.23	-	-	-	-	-	-	-	-
8. Temporary Work Camps	D	3	4.25	-	8	20	6	6	-	-	-
9. Tourist Campgrounds	D	5	4.26	-	8	20	6	6	-	-	-

⁽¹⁾ Excluding waste disposal facilities and sewage lagoons.

6.13FHP - Flood Hazard Protection Overlay

6.13.1 Purpose

The purpose of this District is to provide for the safe and efficient use of lands located below the high water elevation associated with a 1:500-year flood event in Meadow Lake.

6.13.2 Application

1. The provisions of this overlay district apply to all lands within the Flood Hazard Policy Area as identified in the Official Community Plan.
2. In the Flood Hazard Protection Overlay, the permitted and discretionary uses listed in the land use district in which the site is located shall continue to apply if supported by engineering and technical studies and meet all applicable development requirements.
3. Where provisions of the Flood Hazard Protection Overlay appear to conflict with the regulations of the land use district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the district.

6.13.3 Development Standards

The following standards apply in addition to the standards of the underlying district and any other general standards that may be applicable by this Zoning Bylaw.

1. A development permit is required for all permitted and discretionary uses and activities within the Flood Hazard Protection Overlay.
2. No permanent buildings are permitted in the floodway.
3. Uses within the floodway shall be limited to seasonal, temporary, and passive uses only, such as recreation and open spaces, cropland, parking lots, campgrounds, and golf courses.
4. The following uses shall be prohibited in the flood fringe:
 - a) Residential institutions, such as hospitals, senior citizen homes, homes for special care and similar facilities, where flooding could pose a significant threat to the safety of residents if evacuation became necessary.
 - b) Agricultural operations where flooding could pose a significant threat to the safety of animals or contamination of water courses, if evacuation became necessary.
 - c) Any use associated with the warehousing or the production of hazardous materials.
5. The Development Officer may waive the requirements for floodproofing on lands partially located within the Flood Hazard Protection Overlay and issue a development permit where the applicant can provide proof that the development is located outside of the designated Flood Hazard Protection Overlay area on the property.
6. All applications for subdivision or development within the flood fringe must be accompanied by:
 - a) A hydrogeological assessment prepared and certified by a registered professional engineer licensed to practice in Saskatchewan confirms that the land is classified as flood fringe and defines how the proposed development can mitigate the risks of flooding.

- b) Detailed stormwater management studies and plans showing the nature, location, dimensions, elevation of the site and the location of existing or proposed structures, fill, storage of materials, and stormwater management facilities.
- 7. All new buildings within the flood fringe must be constructed at or above the Minimum Building Elevation, and no habitable space, electrical panels, heating units or openings in the foundation are permitted to be located below this elevation.
- 8. Basements shall be discouraged in new buildings within the flood fringe unless they are floodproofed to the satisfaction of the Development Officer.
- 9. Within the Flood Hazard Protection Overlay Area, no inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials that cannot readily be removed in the event of a flood shall be permitted.
- 10. All applications for subdivision and development in the Flood Hazard Policy Area shall be referred to the Water Security Agency for comment.
- 11. A development permit shall not be issued until the Development Officer is satisfied through the submission of engineering reports that adequate floodproofing exists.

7 INTERPRETATION

Whenever the following terms are used in this Zoning Bylaw, unless the context provides otherwise, they shall have the following meaning:

Abattoir means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses, and may include the packing, treating, storing, and sale of the product on the premises.

Accessory Use means a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Act means *The Planning and Development Act, 2007*, as amended.

Agricultural, Commercial means the use of land, buildings, or structures for activities related to agricultural or forestry operations, including, but not limited to:

- a) grain and seed storage, cleaning and drying;
- b) fertilizer mixing and sales (subject to provincial regulations);
- c) sale and handling of agricultural chemicals and products;
- d) livestock and poultry breeding services;
- e) sale, repair, and maintenance of agricultural or forestry equipment; and
- f) other services directly supporting agricultural or forestry production.

Agricultural Use means the non-intensive use of lands, buildings, or structures for the production of crops or other similar uses normally associated with agriculture.

Alcohol Establishment means an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food.

Alcohol Establishment – Type I means an alcohol establishment that is limited to 250 m² gross leasable floor area and where limited live entertainment is permitted.

Alcohol Establishment – Type II means an alcohol establishment with gross leasable floor area greater than 250m² and where limited live entertainment is permitted.

Alcohol Establishment – Type III means an alcohol establishment where evening or night time entertainment is provided, and where there is a designated area, such as a stage or a dance floor, for live entertainment or dancing.

Alteration means any structural change or addition to a building or structure and includes a change from one type of use to another.

Alternative Energy System means a system which is intended to primarily reduce on-site consumption of utility power for a single site. This includes, but is not limited to, a wind turbine or geothermal structure and associated control or conversion electronics. This definition does not include solar panels, which are defined separately in this Bylaw. An Alternative Energy System may be freestanding or attached to a principal or accessory building.

Ancillary Use means a use that is secondary and subordinate in size, extent, and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site.

Animal Shelter means land, a building, a structure, or a portion thereof used for the care, shelter, or treatment of lost, abandoned, abused, or neglected animals.

Applicant means a developer, landowner, or person with an enforceable proprietary interest that is submitting an development application.

Assembly Hall means a building or part of a building in which facilities are provided at scheduled occasions to accommodate purposes such as meetings for civic, educational, political, religious, charitable, philanthropic, cultural, private, recreational or social activities and may include a banquet hall, private club, church, or bingo hall.

Auction Mart means a development specifically intended for offering for sale of new and used goods and equipment by means of a request or invitation for bids, and includes temporary storage of such goods and equipment.

Autobody Shop means a building and premises used primarily for the commercial repair of damage to the chassis or body of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity.

Automotive Sales and Service means a development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services, sale of parts, automotive accessories, accessory recreational equipment and supplies.

Bare Land Condominium means a condominium divided into bare land units as defined in *The Condominium Property Act, 1993*.

Bed and Breakfast means a dwelling unit in which the occupants thereof use a portion of the dwelling for the purpose of providing, for remuneration, sleeping accommodation and one (1) meal per day to the members of the general public, for periods of 30 days or less, and in which:

- a) not more than three (3) bedrooms within the dwelling are used to provide such sleeping accommodation;
- b) the dwelling is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one (1) meal per day; and
- c) the meal which is provided is served before noon each day.

Boarding House means a single detached dwelling in which the proprietor, the primary resident in the dwelling, supplies for a fee sleeping accommodations for more than three (3) boarders but not more than six (6) boarders, exclusive of the proprietor and the proprietor's living quarters, and where meals and other services may be provided, but where no cooking facilities are present in any individual sleeping room or accommodations.

Building means a structure constructed or placed on, in or over land, but does not include a public roadway, sidewalk or driveway.

Building, Accessory means a subordinate building detached from a principal building, located on the same lot, the purpose of which is to enclose a use accessory to or part of the principal use.

Building Bylaw means a Bylaw of the City of Meadow Lake regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

Building Footprint means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls. This is the ground-level area of the building, including attached garages, but not including accessory buildings, uncovered porches, decks, or terraces.

Building Height means the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof, and to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. This does not include masts, antennas, chimneys, or service towers.

Building Line, Established means a line, parallel to the front property line (and, in the case of corner sites, a line, parallel to the side property line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

Building Permit means a permit, issued under the Building Bylaw of the City of Meadow Lake, authorizing the construction or alteration of all or part of any structure.

Bulk Fuel means the use of land, buildings, structures, or a portion thereof for the outdoor storage and wholesale of large quantities of petroleum or other fuel products.

Cannabis means cannabis as defined in the *Cannabis Act* (Canada).

Cannabis Cultivation means the federally licensed growing of cannabis plants and harvesting materials from those plants. This includes the growing of cannabis plants to produce starting material and associated activities.

Cannabis Processing means the federally licensed manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially authorized distributors, as well as associated activities.

Canopy means a roof construction or cantilevered roof, free of enclosing walls, over an entrance to a building or a gasoline pump island.

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

Cemetery means land that is used for the interment of human remains and may include a structure for the purpose of the cremation of human remains, and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

Child Care Home means an accessory use to a one-unit dwelling, a unit of a two-unit dwelling, a mobile home, a semi-detached dwelling, or a townhouse, where the occupants of the dwelling provide for the care or supervision of children and includes family child care homes and group family child care homes as defined by *The Child Care Act, 2014*.

City means the City of Meadow Lake.

City Manager means the administrator of the City of Meadow Lake.

Common Wall means a vertical wall without an opening, separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be common to both dwelling units over at least 40% of the length of each dwelling unit.

Community Centre means a building or facility used for providing regular ongoing recreational, social, education or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Community Garden means a public use of land for the cultivation of fruits, flowers, vegetables, or ornamental plants by members of the community.

Community Support Service means the use of premises by a non-profit organization to provide social or welfare services for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include, but are not limited to, information and referral services, counselling, skill development, aid through the provision of food or clothing, life skills and personal development programs, alcohol, drug, or substance abuse counselling centres, and drop-in or activity spaces. This use does not include overnight accommodation or temporary emergency shelter.

Comprehensive Development Review (CDR) means a comprehensive review resulting in a land use plan created by a land developer for a specific local area that identifies social, environmental, health, and economic issues which the proposed development addresses.

Concept Plan means a plan appended to the Official Community Plan, based upon legislative authority provided within *The Planning and Development Act, 2007*, prepared by or for City Council for the examination of the future land uses, essential services and facilities, transportation systems, development density, and sequencing of development for areas of the City exhibiting common future development opportunities and challenges. The designated land must be consistent with the Official Community Plan.

Construction Trades means offices, shops, and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry, landscaping, welding, and other trades associated with construction.

Convenience Store means a retail commercial establishment supplying limited groceries and other daily household necessities to the immediate surrounding area.

Corner Lot means a lot at the intersection or junction of two or more streets.

Correctional Facility means either a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act* (Canada) or *The Summary Offences Procedure Act, 1990* (Saskatchewan); or a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*.

Council means the Council of the City of Meadow Lake.

Cultural Institution means an establishment such as a museum, art gallery, library, or similar facilities of historical, educational, or cultural interest.

Day Care means an establishment providing for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic, or temporary basis, and includes child care centres as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.

Deck means a raised platform with or without rails that may be attached to a principal or accessory building.

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

Development Permit means a document issued by the Development Officer of the City of Meadow Lake that authorizes development pursuant to this, but does not include a building permit.

Discretionary Use means a use or form of development which may be allowed in a zoning district following application to, and approval of, the Council; and which complies with the development standards, as required by Council, as contained in this Zoning Bylaw.

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

Dwelling Group means a group of two (2) or more detached one-unit dwellings, two-unit dwellings, townhouses, or multiple unit dwellings or combinations thereof occupying the same site.

Dwelling Unit means a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components, but does not include boarding houses or rooming units. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

Dwelling, Mobile Home means a factory-built single detached dwelling unit that is designed to be moved on a removable chassis and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z-240 standard. A park model trailer is not considered a mobile home.

Dwelling, Multiple Unit means a building divided into three (3) or more dwelling units, but not including a hotel, motel, or townhouse. This definition does not preclude other uses within the building where those uses are permitted in the applicable zoning district.

Dwelling, One-Unit means a detached building designed for or occupied as one dwelling unit.

Dwelling, Semi-Detached means a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units throughout at least 30% of the depth of the entire structure, measured from the front to the rear building lines. Each unit must face a street.

Dwelling, Single Detached means a detached dwelling consisting of one dwelling unit, occupied or intended to be occupied as a permanent home or residence, but shall not include a Dwelling, Mobile Home.

Dwelling, Townhouse means a dwelling unit on its own site, attached to three (3) or more other dwelling units, each on its own site, with a common wall dividing the dwelling units throughout at least 40% of the depth of the entire structure. Each unit must face a street.

Dwelling, Two-Unit means a building divided into two (2) separate dwelling units on the same site, but not including single detached dwellings which contain a secondary suite as defined herein.

Educational Institution means a post-secondary college, university, or technical institution, but shall not include a private school.

Fence means a structure or barrier, including wood, metal, composite, masonry, or other materials, constructed to enclose, screen, or separate areas of land, and includes solid fences designed for screening, visual separation, or noise attenuation.

Fence, Solid means a fence constructed to provide a continuous visual barrier, with no more than 25 percent of the surface area consisting of openings.

Financial Institution means a bank, credit union, trust company or similar establishment.

Fleet Services means a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, bus lines, messengers, and courier services. This use does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3000 kg.

Flood Fringe means areas where floodwaters associated with a 1:500 flood event are less than 1.0 m in depth and travel at a velocity of less than 1.0 m/s. This portion of the flood hazard area is where flows are generally shallower, move more slowly, and are less destructive.

Flood Hazard Area means the total area flooded by a 1:500-year flood as defined by the City of Meadow Lake's Official Community Plan.

Flood Proofing means the manner of design, construction or siting of a building or building extension to prevent damage by floods of a specified magnitude.

Floodway means the portion of the flood hazard area where the waters in a 1:500-year flood event are projected to:

- a) meet or exceed 1.0 m in depth; or
- b) meet or exceed a velocity of 1 m/s.

Floor Area means the maximum habitable area contained within the outside walls of a building, excluding, in the case of a dwelling unit, any private garage, open porch or breezeway, unfinished attic or unfinished basement.

Floor Area, Gross means the total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street parking, loading, mechanical equipment, stairways, or shafts.

Floor Area Leasable, Gross means the gross floor areas of the principal buildings exclusive of any parking area, common or public area, common loading area or common equipment area.

Frontage means the side of a site abutting a street and, in the case of a corner site, the narrower of the two (2) sides is the frontage. In the event that the lot is square, it would be the side chosen as the front, provided it is a corner lot.

Front Building Line means the line of the wall of the building, or any projecting portion of the building, excluding permitted obstructions which face the front site line.

Funeral Home means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of the deceased for burial or cremation and the holding of funeral services.

Garage, Private means an accessory building used for storage purposes only, including vehicle storage, where no business, occupation or service is conducted for gain, other than an approved home-based business, and in which no space is rented to or by a non-resident of the premises.

Garage Suite means a self-contained dwelling unit attached to a private garage, which is accessory to a single detached dwelling.

Garden Suite means a self-contained dwelling unit that is accessory to a single detached dwelling.

Gas Bar means a building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

General Industrial means any of the following activities:

- a) the processing of raw or finished materials;
- b) the manufacturing or assembly of goods, products, or equipment;
- c) the cleaning, servicing, repairing, or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with non-industrial development;
- d) the storage or trans-shipping of materials, goods, and equipment, including warehouses;
- e) the training of personnel in general industrial operations; and/or,
- f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

Golf Course means a public or private area operated for the purpose of playing golf and may include accessory uses and facilities, including but not limited to clubhouses, driving ranges and food and beverage facilities.

Grade Level means the average elevation of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk-out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

Hazard Land means land which is subject to flooding, ponding, subsidence, landslides, or erosion.

Hazardous Material means any product, substance, or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- a) corrosives;
- b) explosives;
- c) flammable and combustible liquids;
- d) flammable solids; substances liable to spontaneous combustion; substances that on contact with water emit flammable gases;
- e) gases, compressed, deeply refrigerated, liquified or dissolved under pressure;
- f) oxidizing substances; organic peroxides;
- g) poisonous (toxic) or infectious substances;
- h) radioactive materials;
- i) Waste Dangerous Materials; and/or,
- j) any other environmentally hazardous substance.

Health Care Clinic means a facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an outpatient basis.

Home-based Business means an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as the business owner's principal residence and does not change the residential character of the buildings or site.

Hospital means a facility providing room, board, and surgical or other medical treatment for the sick, injured, or infirm, including outpatient services and accessory staff residences.

Hotel means a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, alcohol establishments, meeting rooms, entertainment, and recreational facilities, but does not include a motel.

Intersection means an area where two (2) or more streets or lanes cross, or meet, at grade.

Junk and Salvage Yard means uses including, but not limited to, salvaging, storing, or selling scrap metal, paper, plastic, glass, wood, and other waste material, as well as unlicensed vehicles and used vehicle parts.

Kennel means the temporary accommodation of dogs, cats, or other domestic animals for commercial purposes.

Landscaping means the treatment of land using any combination of living plant materials, non-living materials, and constructed features for the purpose of enhancing the visual appearance of a site, providing screening, or controlling erosion or drainage. This includes:

- a) **Soft landscaping:** trees, shrubs, grasses, groundcover, and other vegetation;
- b) **Hard landscaping:** decorative rock, gravel, mulch, pavers, or similar non-living materials; and
- c) **Constructed features:** planters, berms, fencing, retaining walls, or other built elements that complement or support landscaping.

Lane means a public highway vested in the Crown, primarily intended as a secondary level of access to the rear or side of an abutting lot or parcel of land.

Lot means an area of land under one title or ownership with fixed boundaries, and which is of record with the Information Services Corporation by Certificate of Title.

Lumber and Building Supply Establishment means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvement.

Market Garden, Nursery, or Greenhouse means a place used for the growing of flowers, fruits, vegetables, plants, shrubs, trees, sod, or similar vegetation, landscaping or orchard stock for transplanting or for sale, and may also include the sale of related accessory supplies, but does not include cannabis cultivation.

Mayor means the Mayor of the City of Meadow Lake.

Minimum Building Elevation is the minimum level at which development of buildings and additions to buildings may occur, and is determined by, adding the 0.5 m to the 1:500-year flood elevation.

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

Mixed Use Building means a building in a Commercial or Mixed Use District used partly for residential use and partly for community facility or commercial use.

Mobile Home Court means any tract or parcel of land on which two (2) or more occupied one-unit mobile homes are situated or are permitted to be situated whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment in such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also situated or is permitted to be situated thereon.

Mobile Home Site means an area of land in a mobile home court for the placement of a mobile home.

Mobile Home Subdivision means any residential subdivision of land containing lots under either freehold or leasehold tenure for the purpose of accommodating mobile homes in such a manner that each mobile home is situated on its

own lot and in which all such lots, public and open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Motel means a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, alcohol establishments, meeting rooms, entertainment, and recreational facilities, wherein each guest accommodation room has individual access to the exterior.

Municipal Facility means land and/or structures owned by a municipality, including, but not limited to, those that are used for:

- a) office and meeting space;
- b) storage of municipal equipment and/or supplies;
- c) recreation; and/or,
- d) other institutional purposes.

Non-Conforming Building means a building:

- a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date this Zoning Bylaw or any amendment hereto affecting the building or land on which the building is situated or will be situated becomes effective; and
- b) that on the date this Zoning Bylaw or any amendment hereto becomes effective, does not or when constructed, will not comply with this Zoning Bylaw.

Non-Conforming Use means a lawful specific use:

- a) being made of land or a building or intended to make of a building lawfully under construction, or in respect to which all required permits have been issued, at the date this Zoning Bylaw or any amendments hereto affecting the land or building becomes effective; and
- b) that on the date this Zoning Bylaw or any amendments hereto becomes effective, does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Zoning Bylaw.

Office means 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 trade are stored, shipped, sold, or processed.

Official Community Plan (OCP) means the Official Community Plan for the City of Meadow Lake.

Park means any public outdoor land specifically used for passive or active recreation, including tot-lots, playgrounds, walkways, trails, environmentally significant areas, band shells and amphitheatres, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.

Parking Lot means vehicular parking that is generally available for public or commercial use, but may also serve residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures above or below grade.

Parking Space means a space within a building or parking lot with convenient access to a public lane or street for the parking of one (1) automobile. For the purpose of counting the number of parking spaces required, convenient access means that there is no possibility for street access to be blocked off by a vehicle in another parking space.

Permitted Use means a use or form of development, other than a discretionary use or non-conforming use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Personal Service means a business associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include:

- a) beauty salons and barber shops;
- b) shoe repair;
- c) dry-cleaning pick-up depots;
- d) self-serve laundry;
- e) tailor or seamstress;
- f) massage services;
- g) photography studios;
- h) nail salon/spa;
- i) tanning beds; and
- j) tattoo parlours,

but does not include the provision of professional healthcare services.

Preschool means a facility which provides a program for preschool-aged children.

Principal Building means a building which:

- a) occupies the major central portion of a site; or
- b) is the main building among one (1) or more buildings on the site; or
- c) constitutes, by reason of its use, the primary purpose for which the site is used.

Principal Use means the main or primary activity for which a site or its buildings are designed, arranged, developed, or intended, or for which it is occupied or maintained. There shall be no more than one (1) principal use on a site unless specifically permitted otherwise in this Zoning Bylaw.

Property Line means a line of record bounding a site that divides one site from another or from a street or any other public space.

Property Line, Front means the line that divides the site from the street right-of-way. In the case of a corner site, the front property line shall mean the line separating the narrowest street frontage of the site from the street right-of-way.

Property Line, Rear means the line or point at the rear of the site adjacent to a rear lane and opposite the front property line or in the case of no rear lane, the line or point at the rear of the site and opposite the front property line.

Property Line, Side means a property line other than a front or rear property line.

Public Works means a government, municipality, or corporation operating under federal or provincial statute that owns, operates, or maintains public works, including:

- a) systems for the production, distribution, or transmission of electricity;
- b) systems for the distribution, storage, or transmission of natural gas or oil;
- c) facilities for the storage, transmission, treatment, distribution, or supply of water;

- d) facilities for the collection, treatment, movement, or disposal of sanitary sewage;
- e) telephone, internet, cable television, or light distribution or transmission lines; and
- f) facilities for the collection, storage, movement, and disposal of stormwater;
- g) but shall not include telecommunication towers.

Recreation Facility, Commercial means a recreation, fitness, dance, or amusement facility operated as a business and open to the general public for a fee.

Recreation Facility, Public means a recreation, fitness, or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

Recreation, Passive means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

Recreational Vehicle means any portable short-term living accommodation, including campers, motor homes, travel trailers, fifth-wheel trailers, tent trailers, slide-in campers, chassis-mounted campers, or similar self-propelled or towable units, but does not include mobile homes or tiny homes designed or used for permanent or long-term residential occupancy.

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

- a) processing of recyclable material other than compaction, which shall only occur indoors.
- b) collection and storage of oil, solvents, or other hazardous material.

Repair Shop means any service operated for gain, and which is used for small motor and appliance repair, and machine shops.

Residential Care Facility means a licensed or approved group care facility governed by provincial regulations that provides, 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 Care Facility – Type I means a residential care facility in which the number of residents, excluding staff, does not exceed four (4).

Residential Care Facility – Type II means a residential care facility in which the number of residents, excluding staff, is more than four (4).

Restaurant means a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window. A restaurant may include an accessory area for the service and consumption of beverage alcohol, provided such area is clearly secondary to the principal food service use and does not operate as a standalone alcohol establishment.

Retail Store means a place where goods, wares, or merchandise are offered for sale or rent, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

Sawmill means a building, structure, or area where timber is cut or stored, either to produce finished lumber or as an intermediary step.

Sawmill, Portable means a mill which is clearly of a temporary nature and is designed, constructed, or manufactured to be moved from one place to another and does not rest upon a permanent foundation or permanent supports.

School, Private means a facility that meets provincial requirements for elementary, secondary, or higher education, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

School, Public means a facility that meets provincial requirements for elementary or secondary education, and which secures the majority of its funding from taxation.

Screening means a fence, berm, or planted vegetation, or a combination thereof, used to visually shield or partially obscure one use from another. Screening may be achieved through constructed elements, landscaping, or a combination of both, as determined appropriate by the Development Officer.

Secondary Suite means a self-contained dwelling unit located within a single detached dwelling, semi-detached dwelling, or townhouse dwelling, and is an accessory use to the principal dwelling unit. A secondary suite shall not be located within an accessory building.

Self-Storage Facility means a building or group of buildings containing individual, compartmentalized, and secured storage units intended for the temporary storage of personal or business goods. All storage units are fully enclosed within the building. No industrial, manufacturing, or permanent residential use is permitted, and any retail activity is limited to the incidental rental of moving and packing supplies.

Service Station means a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting, or equipping of automobiles or other motor vehicles may be performed, but not including autobody repair and painting.

Shipping Container means a prefabricated metal container that is used to carry cargo, goods, and materials but is used for stationary storage purposes. This includes, but is not limited to, sea containers, shipping containers and cargo trailers.

Shopping Centre means a building, or group of buildings, with more than one (1) retail outlet, office or commercial establishment, and may include a strip mall or enclosed shopping mall, and containing only the permitted and discretionary uses for the zone that it is constructed in.

Short Term Rental Property means a dwelling unit that is not the principal residence of the host and is used to provide temporary rental accommodation to guests for periods of less than thirty (30) consecutive days, including rentals facilitated through online or digital hosting platforms such as Airbnb, VRBO, or similar services.

Sight Triangle means a triangular area of land at the corner of a street intersection formed by the intersection of the abutting property lines and a straight line connecting points measured 7.5 m from the point of intersection along each property line abutting a street.

Sign means any device, letters, figures, symbols, emblems, pictures, or other visual display, together with any supporting structure, that is designed or intended to identify, advertise, or draw attention to any object, product, place, activity, person, organization, or business.

Sign, Awning means a sign made from canvas, plastic, or similar non-rigid material affixed to a frame and attached to a building wall.

Sign, Billboard means a private freestanding sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Sign, Canopy means a sign consisting of a rigid, multi-sided structure supported by the building wall or by columns or posts embedded in the ground. These signs are typically four-sided, freestanding signs located over gasoline pumps.

Sign, Digital means a sign where the display can be altered or changed by digital means and includes digital message centre, digital billboard, date and time digital centres, and similar electronic display signs.

Sign, Directional or Information means a sign giving directions, instructions, or facility information but not including any advertising copy.

Sign, Face Area means the area of the single face of any sign.

Sign, Fascia means a sign fastened to or painted on the outside 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 0.25 m from the building or structure.

Sign, Freestanding means a non-moveable sign supported independently of a building by one (1) or more poles, posts, or similar structures affixed to the ground.

Sign, Portable means a portable freestanding sign mounted on a wide-based frame, with a single sign face area no greater than 4.5 m², which can be readily moved or transported to various locations.

Sign, Projecting means a sign which is wholly or partially dependent upon a building for support and which projects more than 0.25 m beyond the wall of the building.

Sign, Roof means a sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

Sign, Temporary means a sign intended to be displayed for a limited period of time and not permanently attached to the ground or to a building.

Sign, Total Face Area means the total amount of sign face area on a sign, including all sides.

Sign, Window means a sign that is displayed directly on a window on an exterior wall of a building or dwelling.

Site means an area of land:

- a) under common ownership considered as a unit;
- b) having its principal frontage on a public street; and
- c) not divided by a public street.

Site Coverage means that portion of the site that is covered by principal and accessory buildings, including covered patios and covered decks.

Site Width means the horizontal distance between the side lot line measured along a line parallel to the front lot line at a distance equal to the required minimum front yard or the applicable district.

Solar Panel, Attached means an accessory, small-scale power generation system which relies on solar power and is intended to primarily reduce on-site consumption of utility power for a single site that is attached to a building.

Solar Panel, Standalone means an accessory, small-scale power generation system which relies on solar power and is intended to primarily reduce on-site consumption of utility power for a single site, that is not attached to any structure.

Special Care Home means a nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care and nursing care.

Storage, Outdoor means the storage of equipment, goods, or materials outside of any building or structure, including storage in unclosed portions of buildings which are open to the air on the sides, as an accessory used to a permitted principal use.

Storey means that portion of any building that is situated between the top of any floor and the top of the floor next above it; and if there is not a floor above it, that portion between the top of such floor and ceiling above it. A basement or cellar shall be considered a storey if:

- a) any activities directly related to the principal use of the building are located in the basement or cellar where the principal use involves retail, commercial, office or multiple-unit residential uses; or
- b) more than one-half of its height, from finished floor to finished ceiling, is located above grade level.

Street means a public thoroughfare that provides the primary means of access to the abutting property.

Structural Alteration means the construction or reconstruction of the supporting elements of a building.

Structure means anything that is built, constructed, or erected on, in or over land, excluding sidewalks, pavement, curbs, open ground surface areas, or that is attached to something located on or in the ground.

Tarp Garage means a tent-like shelter consisting of a light framework and a fabric covering designed for short term or seasonal outdoor sheltering of vehicles or recreation vehicles.

Telecommunication Tower means a development including:

- a) microwave towers, including mobile (cellular) phone towers and associated facilities;
- b) internet receiving and/or transmittal towers and associated facilities;
- c) radar stations;
- d) radio and television towers and associated facilities;
- e) private antennas or structures, including those used for ham radio, CB, SCADA, etc.;
- f) any other tower or structure used for receiving and/or transmitting electromagnetic radiation; and
- g) an accessory building or structure to the above.

Temporary Building means a building without a permanent foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Work Camp means a temporary residential complex provided by an employer to house its employees on a temporary basis. The camp may include sleeping accommodations and basic living facilities, and may be used to support workers engaged in a specific project or work assignment.

Theatre means a building or structure for the performing arts or the showing of motion pictures.

Tourist Campground means a tract or parcel of land which provides for the location of tents or recreational vehicles used by travellers and tourists for overnight accommodation, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

Units of Measure in this Zoning Bylaw are abbreviated as follows:

m	metre
mm	millimetre
m ²	square metre
ha	hectare

Unless otherwise specified, all measurements in this Zoning Bylaw are expressed in metric units. Imperial unit equivalents provided in parentheses or in Appendix B are for reference only and do not form part of this Zoning Bylaw. In the event of any discrepancy or dispute, metric measurements shall prevail.

Veterinary Services means a place for the care and treatment of animals, including outpatient care, medical procedures, and short-term hospitalization.

Warehouse means a building used primarily for the storage of goods and materials.

Wholesale Establishment means the sale of commodities to retailers or distributors and shall include the sale of commodities for the purpose of carrying on any trade or business.

Yard means any part of a lot unoccupied and unobstructed by any buildings or structures.

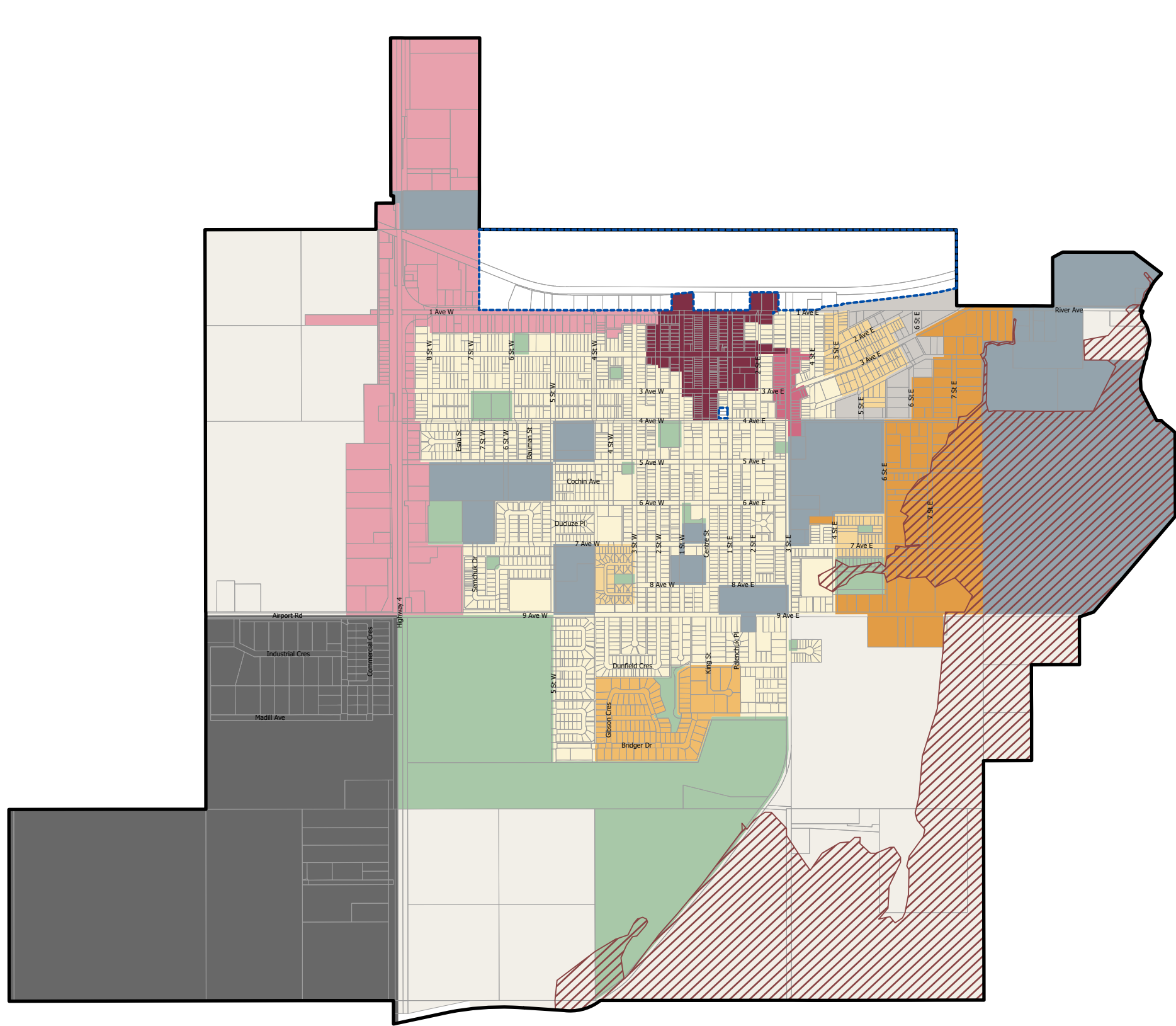
Yard, Front means a yard extending across the full width of a lot between the front property line and the nearest main wall of the principal building or structure on the lot.

Yard, Rear means a yard extending across the full width of a lot between the rear property line and the nearest main wall of the principal building or structure on the lot.

Yard, Required means a yard or yards required by this Zoning Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side means a yard extending from the front yard to the rear yard between the side property line and the nearest wall of the principal building or structure on the lot.

APPENDIX A – ZONING DISTRICT MAP



LEGEND:

	URBAN BOUNDARY
	URBAN RESERVE
	SURFACE PARCEL

ZONING DISTRICTS

	RA - RESIDENTIAL ACREAGE
	RU - LOW DENSITY RESIDENTIAL
	R1 - SMALL LOT RESIDENTIAL
	R2 - MIXED RESIDENTIAL
	C1 - HIGHWAY COMMERCIAL
	C2 - URBAN COMMERCIAL
	MU1 - MIXED USE CENTRE
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	CS - COMMUNITY SERVICE
	PR - PARKS AND RECREATION
	FUD - FUTURE URBAN DEVELOPMENT
	FHD - FLOOD HAZARD PROTECTION OVERLAY

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN BYLAW NO. XXXX-XX, ADOPTED BY THE CITY OF MEADOW LAKE AND SIGNED BY THE MAYOR AND CITY MANAGER UNDER THE SEAL OF THE CITY, SHALL BE KNOWN AS "THE ZONING DISTRICT MAP" AND SUCH MAP IS HEREBY DECLARED TO BE AN INTEGRAL PART OF THIS BYLAW.

MAYOR

CITY MANAGER

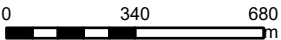
APPROVED ON THE _____ DAY OF _____

MINISTER OF GOVERNMENT RELATIONS



DRAFT

AE PROJECT NO. 2022-4739-01
SCALE 1:20,000
DATE 2026APR23
PROJECTION NAD 1983 CSRS UTM ZONE 12N
REV REV
DRAWN BY H. CHUNG
CHECKED BY J. TAYLOR
DESCRIPTION ISSUED FOR USE



APPENDIX A

CITY OF MEADOW LAKE
ZONING BYLAW

ZONING DISTRICT MAP

APPENDIX B - UNITS OF MEASURE AND CONVERSIONS

Measurement Type	Metric Unit	Abbreviation	Imperial Unit	Abbreviation	Conversion
Length	millimetre	mm	inch	in	1 mm = 0.03937 in
Length	metre	m	foot	ft	1 m = 3.28084 ft
Area	square metre	m ²	square foot	ft ²	1 m ² = 10.7639 ft ²
Area	hectare	ha	acre	ac	1 ha = 2.47105 ac

Note:

All measurements within this Zoning Bylaw are expressed in metric units unless otherwise specified. Imperial units are provided for reference only.