

Bylaw No. 8/82

Part One – INTRODUCTION

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

- TITLE This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Town of Whitewood.
- PURPOSE The purpose of the Bylaw is to control the use of land in the Town of Whitewood so as to provide for the amenity of the area within Council’s jurisdiction and for the health, safety and general welfare of the inhabitants of the Municipality.
- SCOPE No development shall hereafter be permitted within the limits of the Town of Whitewood except in conformity with the provisions of this Bylaw and The Act.
- SEVERABILITY A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

Part Two – DEFINITIONS

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

ACT

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

ACCESSORY

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

ADMINISTRATOR

The Administrator of the Town of Whitewood.

ALTERATION

Any structural change or addition made to a building.

BUILDING

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

BUILDING REGULATION BYLAW

Any Bylaw of the Town of Whitewood regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

CONCEPT PLAN

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

COUNCIL

The Council of the Town of Whitewood.

DEVELOPMENT

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

DEVELOPMENT PERMIT

A permit issued by the Council of the Town of Whitewood that authorizes development, but does not include a building permit.

DISCRETIONARY USES

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

DWELLING

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

DWELLING UNIT

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

DWELLING, MULTIPLE

A building containing three or more dwelling units.

DWELLING, DUPLEX

A building divided horizontally into two dwelling units.

DWELLING, SEMI-DETACHED

A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

DWELLING, SINGLE DETACHED

A building containing only one dwelling unit.

HOME OCCUPATION

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

HOTEL

A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, where a guest register or record is kept.

LOT

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

LOT LINE, FRONT

The line separating the lot from the street; for a corner lot, the shorter line abutting a street.

LOT LINE, REAR

The lot line at the rear of the lot and opposite the front lot line.

LOT LINE, SIDE

A lot line other than a front or rear lot line.

MINISTER

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

MOBILE HOME

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

MOBILE HOME COURT

A lot under single management for the placement of two or more mobile homes.

MOTEL

A hotel for temporary use by automobile tourists or travelers.

NEIGHBOURHOOD CONVENIENCE STORE

A retail commercial establishment supply groceries and other daily household necessities to the immediate surrounding area.

PERMITTED USES

Uses of land, buildings or other structures that are permitted in the zone by the Bylaw in conformity with the regulations respecting the zone.

PERMITTED USES

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

PUBLIC UTILITY

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

PUBLIC UTILITY FACILITIES

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

ROOMING HOUSE

A building containing more than one rooming unit.

ROOMING UNIT

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

SERVICE STATIONS

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

STREET

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

STRUCTURE

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

TOWN

The Town of Whitewood.

YARD

Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.

YARD, FRONT

That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.

YARD, REAR

That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

YARD, SIDE

That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

Part Three – ADMINISTRATION

1. DEVELOPMENT OFFICER

The Administrator of the Town shall be the Development Officer responsible for the administration of this bylaw.

2. DEVELOPMENT PERMIT

- A. Except where a particular development is specifically exempted by Part 3 Section 5 no development of a permitted or discretionary use shall commence without a development permit first being obtained.
- B. A Development Permit cannot be issued for a permitted or discretionary use in contravention of any provisions of this Bylaw.

3. DEVELOPMENT PERMIT PROCEDURE

- A. An application for a development permit shall be made in writing to the Development Officer.
- B. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this Bylaw, The Act and all other Town bylaws.
- C. Where an application for a development permit is made for a discretionary use, the development officer shall advise the Council as soon as practicable.
- D. As soon as practicable after Council is advised that an application has been made for a development permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
- E. Upon approval of a discretionary use by resolution of Council, the development officer shall issue a development permit for the discretionary use at the location and under the conditions specified by Council in its approval.

4. REFERRAL TO DEPARTMENT OF HEALTH

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

5. DEVELOPMENT NOT REQUIRING A PERMIT

A development permit is not required for the following:

- A. Maintenance, construction or installation of any public utility facility.
- B. Fences.
- C. Maintenance or repairs of any building or structure not including structural alterations.

6. ZONING APPEALS BOARD

- A. A Zoning Appeals Board is hereby established.
- B. The Zoning Appeals Board shall be appointed in accordance with Section 82 of The Act.
- C. An appeal to the Zoning Appeals Board and therefrom to the Provincial Planning Appeals Board any be taken in accordance with Sections 82 and 83 of The Act.

7. FEE FOR ZONING AMENDMENT APPLICATION

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

8. OFFENCES AND PENALTIES

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

Part Four – GENERAL REGULATIONS

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

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

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation bylaw or any other bylaw in force within the Town of from obtaining any license, permission, authority or approval required by this or any other bylaw of the Town. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirement shall prevail.

2. Deleted by law 12/87.

3. PERMITTED YARD ENCROACHMENTS

The following yard encroachments shall be permitted:

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

- B. Window sill, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 600 millimetres into any required yard but not closer to a lot line than 150 millimetres.
- C. Where adjoining side yards have encroachments proposed as in 'B' above, the total encroachment at any one point shall not fall below 600 millimetres.

4. NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT

No more than one principal building shall be placed on any one lot, with the exception of school, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, and multiple unit dwellings. The Development Officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable), will be necessary if any future application for subdivision is made.

5. NON-CONFORMING BUILDINGS AND USES

- A. Any lawful use of land, an existing building or structure or of any building lawfully under construction at the date of approval of this Bylaw, although such use, building or structure does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 76 to 81 inclusive of The Act.
- B. No existing use, building or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standard herein established.
- C. Accordance with the provisions of Sections 76 to 81 inclusive of The Act.
- D. No existing use, building or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standard herein established.

6. GRADING AND LEVELING OF LOTS

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

7. SIGNS

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding 1 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Commercial, Industrial and Urban Reserve Districts:
 - i) no more than two permanent signs are permitted per principal use
 - ii) the facial area of a sign may not exceed 3.5 square metres
 - iii) a sign may be double faced
 - iv) no sign shall exceed 6 metres in total height above the ground
 - v) no sign shall project beyond the face of the main wall of the building
- D. In Residential Districts:
 - i) one permanent sign is permitted per lot
 - ii) in the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling
 - iii) the facial area of a sign may not exceed 0.5 square metres

8. ACCESSORY BUILDINGS OR STRUCTURES

- A. Accessory buildings or structures attached to principal buildings by a substantial roof structure shall be considered as part of the principal building and shall be subject to the regulations for the principal building.
- B. Accessory buildings with a door or doors opening onto a land shall be located not less than 1.2 metres from lot line abutting the lane.
- C. Accessory buildings with a door or doors opening onto a street shall be located not less than 7.5 metres from the front lot line.
- D. Accessory buildings shall be located not less than 1.2 metres from the side lot line.
- E. Only one carport, or private garage, not exceeding 60 square metres in area shall be permitted unless otherwise permitted at Council's discretion.

9. HOME OCCUPATIONS

- A. Home occupations shall be located in a single, semi-detached, duplex, or mobile home dwellings or in a building accessory to the dwelling.
- B. Home occupations shall be conducted entirely within the dwelling to the dwelling.
- C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

10. OFF-STREET PARKING

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

Zoning District	Use	Number of Spaces Required
R1- Residential District	Residential	1 parking space for each dwelling unit
	Public School, Private School, Separate School	1 parking space for each staff member
	High School	1 parking space for each staff member, plus 3 parking spaces for each classroom
R2- Residential District	Residential	1 parking space for each dwelling unit and 1 parking space for each mobile home
RMH- Residential Mobile Home District	Residential	1 parking space for each mobile home
C1- Commercial District	All Uses	No Requirements
C2- Commercial District	Motels	1 parking space for each unit
	Restaurants	1 parking space for each 4 seats
	All other buildings	1 parking space for each 27.5 square metres of building floor area
M- Industrial District	All main buildings	1 parking space for each 27.5 square metres of gross floor area, or 1 space for each 3 employees, whichever is the greater.

- B. Parking spaces required in any Commercial District may be located within 155 metres of the main building or use, provided such spaces are located in a Commercial or Industrial District.

12. AREAS SPECIFICALLY DESIGNATED FOR A PARTICULAR USE

Notwithstanding anything contained herein, the following uses shall be permitted in the following locations. The most stringent lot regulations established herein for such use within the district in which the use is otherwise situated shall be adhered to.

USE	LOT	BLOCK	PLAN
Machine Shop	19 & 20	15	75
Veterinary hospital and clinic	E ½ 6 & W ½ 7	53	11925
Airstrip	Parcel A		68R35700
Construction Campsite	1 & 2	3	75
Redi-Mix Concrete Plant	10-14 & 1-4	3 4	75 75

Part Five – ZONING DISTRICTS AND ZONING MAPS

1. ZONING DISTRICTS

For the purpose of this Bylaw, the Town of Whitewood 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.

District	Symbols
Urban Reserve	UR
Residential	R1
Residential	R2
Mobile Home	RMH
Commercial	C1
Commercial	C2
Industrial	M

2. ZONING DISTRICT MAP

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. 8/82", adopted by the Town of Whitewood signed by the Mayor and the Administrator under the seal of the Town, be known as the "Zoning District Map" and such map is hereby declared to be an integral part of the Bylaw.

3. DISTRICT SCHEDULES

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

Part Five A – UR: URBAN RESERVE DISTRICT

1. INTENT

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

2. PERMITTED USES

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

- A. Agricultural
 - i) Crop production
 - ii) Pasture
 - iii) Farms
- B. Public utility buildings and structures (excluding office and warehouses)
- C. Residential
 - i) Certificate of Title north of Highway No. 1 and west of Lalonde street
 - ii) Certificate of title east of Qu'Appelle Street and north of Lots 1 and 2, Block 53, Registered Plan No. 11925
 - iii) Part of NE ¼ Section 7-16-2-2 south of Parcel A, Registered Plan No. 66R34054 and north of Block 56, Registered Plan No. 11925

3. DISCRETIONARY USES

- A. Recreational uses including community centres, curling rinks, skating rinks, parks, golf courses, sports fields
- B. Places of worship and cemeteries
- C. Sanitary landfill sites
- D. Radio and television buildings, transmitters and other similar communication uses
- E. Dwelling units accessory to permitted and discretionary uses

4. ACCESSORY USES

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

5. REGULATIONS

- A. Minimum Lot Requirements
 - i) Agricultural – 8 hectares
 - ii) Public Utility – No minimum

Part Five B- R1: Residential District

1. INTENT

The purpose of this district is to provide for low density residential development and related uses with the provisions for higher density development.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw, as an R1-Residential District, only the following uses shall be permitted:

- A. Residential
 - i) Semi-detached and duplex dwellings
 - ii) Multiple unit dwellings
 - iii) Rooming houses

- B. Public or Institutional Facilities
- i) Senior citizens housing
 - ii) Nursing homes
 - iii) Places of worship, religious institutions
 - iv) Lodges, fraternal organizations, social clubs, community centres
 - v) Libraries
- C. Commercial
- i) Home occupations as licensed by the municipality
 - ii) Neighbourhood convenience stores

4. ACCESSORY USES

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

5. REGULATIONS

- A. Accessory Uses: See Part 4, Section 8.
- B. Home Occupations: See Pat 4, Section 9.
- C. Minimum Lot Requirements:

<u>i) Residential Single Detached:</u>	
Lot Area	360 square metres with lane 475 square metres without lane
Lot frontage	12 metres with lane 15 metres without lane
Yard, front	7.5 metres 6 metres (corner lot)
Yard, rear	6 metres
Yard, side	1.2 metres 4.5 metres (on street side for corner lots)
<u>Semi-Detached and Duplex:</u>	
Lot area per unit	255 square metres with lane 315 square metres without lane
Lot frontage per unit	8.5 metres with lane 10.5 metres without lane
Yard, front	7.5 metres
Yard, rear	6 metres
Yard, side per exterior wall	1.2 metres
<u>Multiple Unit and Rooming Houses:</u>	
Lot area	550 square metres
Lot frontage	20 metres
Yard, front	7.5 metres
Yard, rear	7.5 metres 3.5 metres or 50% the average wall height whichever is greater
<u>ii) Recreational</u>	
	No minimum
<u>iii) Public or Institutional Facilities:</u>	
Lot area	450 square metres*

Lot frontage	15 metres*
Yard, front	7.5 metres*
Yard, rear	7.5 metres*
Yard, side	3.5 metres or 50% of the average wall height whichever is greater*

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

iv) <u>Neighbourhood Convenience Stores:</u>	
Lot area	450 square metres with lane 585 square metres without lane
Lot frontage	15 metres with lane 19.5 metres without lane
Yard, front	7.5 metres
Yard, rear	6 metres
Yard, side	1.2 metres

D. Special Regulations

- i) No front or side yards shall be used for the storage or collection of goods, commodities or other form of material.
- ii) No rear yard or portion thereof shall be used for the storage of machinery.

Part Five C – R2: Residential District

1. INTENT

The purpose of this district is to provide for the development of a mixture of single-detached dwellings and mobile home.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw, as an R2: Residential District, only the following uses shall be permitted:

- A. Residential
 - i) Single-Detached dwellings
 - ii) Mobile homes
- B. Recreational
 - i) Parks and Playgrounds
- C. Public or Institutional Facilities
 - i) Public utility building and structures (excluding offices, warehouses, and storage yards)

3. DISCRETIONARY USES

- A. Commercial
 - i) Home occupations as licensed by the municipality.

4. ACCESSORY USES

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

5. REGULATIONS

- A. Accessory Uses: See Part 4, Section 8.
- B. Home Occupation: See Part 4, Section 9.
- C. Minimum Lot Requirements:

i) <u>Residential: Single detached and Mobile Home:</u>	
Lot area	360 square metres with lane 475 square metres without lane
Lot frontage	12 metres with lane 15 metres without lane
Yard, front	7.5 metres 6 metres corner lots
Yard, rear	6 metres single detached 5 metres mobile home
Yard, side	1.2 metres 4.5 metres on street side for corner lots
ii) <u>Recreational:</u>	No minimum
iii) <u>Public or Institutional Facilities</u>	No minimum

D. Special Regulations

- i. No front or side yards shall be used for the storage or collection of goods, commodities or other form of material.
- ii. No rear yard or portion thereof shall be used for the storage of machinery.

Part Five D – RMH: RESIDENTIAL MOBILE HOME DISTRICT

1. INTENT

The purpose of this district is to provide for the development of mobile home subdivisions and related uses but not including mobile home courts.

2. PERMITTED USES

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

- A. Residential
 - i) Mobile homes
- B. Recreational
 - i) Parks and playgrounds
- C. Public or Institutional Facilities
 - i) Public utility buildings and structures (excluding offices, warehouses and storage yards).

3. DISCRETIONARY USES

- A. Public or Institutional Facilities
 - i) Places of worship, religious institutions
 - ii) Lodges, fraternal organizations, social clubs, community centres

B. Commercial

- i) Home occupations as licensed by the municipality

4. ACCESSORY USES

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

5. REGULATIONS

- A. Accessory Uses: See Part 4, Section 8
 B. Home Occupations: See Part 4, Section 9
 C. Minimum Lot Requirements:

i) <u>Mobile Homes</u> :	
Lot area	360 square metres with lane 475 square metres without lane
Lot frontage	12 metres with lane 15 metres without lane
Yard, front	5 metres
Yard, rear	5 metres
Yard, side	1.2 metres
Floor area	70 square metres
ii) <u>Recreational</u> :	No minimum
iii) <u>Public or Institutional Facilities</u> :	No minimum

Part Five E – C1: COMMERCIAL DISTRICT

1. INTENT

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

2. PERMITTED USES

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

A. Commercial:

- i) Offices
 ii) Bakeries with retail sales
 iii) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repair and similar types of personal service establishments
 iv) Bus terminals
 v) Medical and dental offices and clinics
 vi) Printing plants, newspaper offices
 vii) Restaurants, confectioneries and other places for the sale and the consumption of food and related items
 viii) Retail stores
 ix) Service stations
 x) Theatres, assembly halls, commercial recreational establishments

- xi) Undertaking establishments
 - xii) Licenses premises for the sale and consumption of alcoholic beverages
 - xiii) Hotels
 - xiv) Financial institutions
- B. Public or Institutional Facilities
- i) Lodges, fraternal organization, social clubs
 - ii) Libraries, cultural institutions
 - iii) Places of worship, religious institutions
 - iv) Public utility buildings and structures (excluding warehouses and storage yards)

3. DISCRETIONARY USES

- i) Car washes
- ii) Establishments for the sale, storage, and servicing of automobiles and farm machinery and equipment.

4. ACCESSORY USES

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

5. REGULATIONS

A. Minimum Lot Requirements:

Lot area	929 square metres – service stations 232 square metres – all other uses*
Lot frontage	30 metres – service stations 7.5 metres – all other uses*
Yard front	7.5 metres – service stations No requirements – all other uses
Yard, rear	1.2 metres
Yard, side	Minimum except where the side of a lot abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 metres shall be provided *

* No requirements for public utility buildings and structures.

B. Special Regulations

- i) Service Stations:
 - a. All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.
 - b. Fuel pumps and other accessory equipment shall be located at least 6 metres from any lot line.

Part Five F – C2: COMMERCIAL DISTRICT

1. INTENT

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

2. PERMITTED USES

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

A. Commercial:

- i) Motels
- ii) Service stations
- iii) Establishments for the sale, storage and servicing of motor vehicles, trailers, recreation vehicles, farm machinery and equipment
- iv) Car washes
- v) Restaurants, drive-in restaurants
- vi) Licensed premises for the sale and consumption of alcoholic beverages
- vii) Veterinary hospitals and clinics
- viii) Commercial recreation establishments
- ix) Farm service centres
- x) Auto body shops
- xi) Shops of plumbers, pipefitters, metal workers and other tradespeople
- xii) Lumber and building supply establishments
- xiii) Public utility buildings and structures

3. DISCRETIONARY USES

- i) Bulk fuel storage and sales depots subject to the regulations of the Department of Labour
- ii) Retail stores

4. ACCESSORY USES

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

5. REGULATIONS:

A. Minimum Lot Requirements:

Lot area	1115 square metres
Lot frontage	30 metres
Yard, front	7.5 metres
Yard, rear	10% of the depth of the lot
Yard, side	3 metres

B. Special Regulations:

- i) Service Stations:
 - a) All automobile parts, dismantled vehicles and similar articles shall be stores within a building or screened.
 - b) Fuel pumps and other accessory equipment shall be located at least 6 metres from any lot line.

1. INTENT

The purpose of this district is to accommodate the orderly development of industrial establishments permitting a reasonable level of outdoor storage and activity.

2. PERMITTED USES

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

A. Industrial:

- i) Railway and ancillary railway functions
- ii) Service stations
- iii) Lumber and building supply establishments
- iv) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- v) Feed mills
- vi) Warehouses and supply depots
- vii) Light manufacturing
- viii) Autobody shops
- ix) Car washes
- x) Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- xi) Wholesale establishments
- xii) Public utility buildings and structures

3. Discretionary Uses:

- i) Grain elevators
- ii) Seed cleaning plants subject to the regulations of the Departments of Labour and Environment
- iii) Bulk fertilizer storage and sale subject to the Department of Labour and Environment
- iv) Bulk fuel storage and sale subject to the regulations of the Department of Labour

4. ACCESSORY USES

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

5. REGULATIONS

A. Minimum Lot Requirements:

Lot areas	1115 square metres*
Lot frontage	30 metres*
Yard, front	7.5 metres*
Yard, rear	6 metres*
Yard, side	3 metres*

* No requirement for public utility buildings and structures.

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