

VILLAGE OF CANWOOD  
Bylaw No. 2/1993

ZONING BYLAW

Exhibit B

871010

**TABLE OF CONTENTS**

**SECTION 1 - INTRODUCTION ..... 1**

**SECTION 2 - INTERPRETATION ..... 1**

**SECTION 3 - ADMINISTRATION ..... 8**

**SECTION 4 - GENERAL REGULATIONS ..... 11**

**SECTION 5 - ZONING DISTRICTS ..... 13**

**SECTION 6 - DISTRICT SCHEDULES ..... 14**

    6.1 R - RESIDENTIAL DISTRICT ..... 14

    6.2 B - BUSINESS DISTRICT ..... 19

    6.3 FD - FUTURE DEVELOPMENT DISTRICT ..... 23

**SECTION 7 - COMING INTO FORCE ..... 25**



## SECTION 1 - INTRODUCTION

Under the authority of *The Planning and Development Act, 1983*, and Bylaw No. 1/1993, the Basic Planning Statement of the Village of Canwood, the Council of the Village of Canwood in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- 1.1 **TITLE** - This Bylaw shall be known and may be cited as the Zoning Bylaw of the Village of Canwood.
- 1.2 **SCOPE** - Development shall be permitted within the limits of the Village of Canwood only when in conformity with the provisions of this Bylaw.
- 1.3 **SEVERABILITY** - If any section, clause or provision of this 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 as a whole or part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

## SECTION 2 - INTERPRETATION

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

**Accessory Use** - 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** - *The Planning and Development Act, 1983*.

**Administrator** - The Administrator or Clerk of the Village of Canwood.

**Alter** - Any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.

**Building** - A structure constructed or placed on, in or over land but does not include a public highway.

**Building, Accessory** - A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.

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

**Building, Principal** - The building in which is conducted the main or primary use of the lot on which said building is situated.

## *Interpretation*

**Building Line, Established** - A line, parallel to the front lot lines of a single block face, and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of the street where more than half the lots have been built on.

**Carport** - A roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.

**Club** - A group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

**Construction Trades** - Offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and other trades associated with construction of buildings.

**Council** - The Council of the Village of Canwood.

**Cultural Institution** - Establishments such as museums, art galleries, libraries and similar facilities of historical, educational or cultural interest, operated by a public or registered charitable organization.

**Deck** - A raised open platform with or without rails attached to a principal building.

**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 or intensity of use of any building or land.

**Development Permit** - A document authorizing a development, issued pursuant to this zoning bylaw.

**Discretionary Use** - A use or form of development that 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, contained in this bylaw.

**Dwelling, Detached with Added Suite** - A single detached dwelling, as herein defined, to which has been added a second dwelling unit by converting a suite of habitable rooms.

**Dwelling, Multiple Unit** - A building divided into three or more dwelling units as herein defined and shall include town or row houses and apartments but not rooming houses, hotels, or motels.

## *Interpretation*

**Dwelling, Semi-Detached** - A building divided vertically into two dwelling units, separated by a common party wall without openings throughout the entire structure.

**Dwelling, Single Detached** - A detached building consisting of one dwelling unit as herein defined, but shall not include a mobile home as herein defined.

**Dwelling Unit** - One or more habitable rooms constituting a self-contained unit used as a residence, each unit having sleeping, cooking and toilet facilities.

**Dwelling Group** - Two or more single detached, semi-detached dwelling units located on a single lot or site.

**Fence** - An artificially constructed barrier erected to enclose or screen areas of land.

**Floor Area** - The maximum habitable area contained within the outside walls of a building at, or above grade level, excluding in the case of a dwelling unit any private garage, porch, sunroom, or unfinished attic.

**Frontage** - The side of a lot abutting a street, and in the case of a corner lot, the shorter of the sides is the frontage.

**Garage, Private** - A building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

**Gas Bar** - A building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

**Grade level** - The finished ground elevation at the front of the principal building, midway between the front corners of the building.

**Home Occupation** - An occupation conducted by the occupants of a residential building and which is clearly secondary to the residential use of the dwelling and does not change the building's exterior character.

**Hotel** - A building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel or rooming house.

**Lane** - A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

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

## *Interpretation*

**Lot Line, Front** - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

**Lot Line, Rear** - The 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.

**Mayor** - The Mayor of the Village of Canwood.

**Minister** - The member of the Executive Council to whom, for the time being, the administration of the Act is assigned.

**Mobile Home** - A trailer coach:

- a) That may used as a dwelling all year round;
- b) That has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- c) That has facilities for washing and a water closet or other similar facility that may be connected to a sewage lagoon; and
- d) That conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979 or later.

**Mobile Home Court** - Any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.

**Motel** - An establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or lots and designed for use by the public, and may include a licensed dining room.

**Municipality** - The Village of Canwood

**Non-Conforming Building** - 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 that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
- b) that on the date this Bylaw or any amendment hereto becomes effective



does not or when constructed will not comply with this Bylaw.

**Non-Conforming Use** - A lawful specific use:

- a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto becomes effective, and
- b) that on the date this Bylaw or any amendment 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 Bylaw.

**Parking Space, Vehicle** - A space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 metres (8 ft.) wide by 5.5 metres (18 ft.) deep, and which has access to a developed street or lane.

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

**Personal Service Shops** - Establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

**Public Work**

- a) Systems for the production or distribution of electricity;
- b) systems for the distribution 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; or
- e) telephone or light distribution lines,

that are owned or operated by the Crown or a municipality.

**Recreational facility, commercial** - A recreation or amusement facility operated as a business and open to the general public for a fee.

## *Interpretation*

**Recreational facility, public** - A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.

**Recreation vehicle** - A unit intended to provide temporary living accommodation for campers or travellers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers and travel trailers.

**Residential Care Facility** - a private service home or residential service facility as defined and licensed in *the Residential Services Act*, and used for the lodging, supervision, personal care or individual programming of up to nine (9) persons, but does not include a rehabilitation facility.

**Retail store** - Establishments engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of such goods; including sale of groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.

**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 as defined elsewhere in this bylaw, with sleeping facilities but without private toilet facilities.

**Screening** - A fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

**Service Station** - A building or part of a building other than a private garage used for the retail sale of lubricating oils and motor fuels, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.

**Sign** - Any device, letters, figures, symbols, emblems, or pictures which are affixed to, or represented directly or indirectly upon a building or structure, which identify or advertise any object, product, place, activity, person, organization or business; and which is visible to a street.

**Sign, temporary** - A removable sign erected for a period of time not exceeding six months.

**Site** - One or more contiguous lots under one title and used, or intended to be used by a single principal use or principal building.

**Special Care Home** - An extended or intermediate care facility licensed or approved under *the Housing and Special-care Homes Act*, which provides full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or

infirmity are unable to care for themselves, including nursing homes.

**Street** - A public thoroughfare which affords the principal means of access to the abutting property.

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

**Tourist Campground** - A tract or parcel of land which provides for the location of tents or trailer coaches used by travellers and tourists for overnight accommodation.

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

**Use** - The purpose or activity for which a piece of land, or its building is designed, arranged, intended, occupied or maintained.

**Warehouse** - A building used primarily for the storage of goods and materials.

**Yard** - Any part of a lot unoccupied or unobstructed by any principal building.

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

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

**Yard, Required** - The open space between a lot line and the buildable area of a lot, within which no building or structure shall be located except as provided in the zoning bylaw.

**Yard, Side** - A yard extending from the front yard to the rear yard between the side lot line and the nearest wall exclusive of the eaves of the principal building on the lot.

**Zoning District** - A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

## SECTION 3 - ADMINISTRATION

**3.1 DEVELOPMENT OFFICER** - The Administrator of the Village of Canwood shall be the Development Officer responsible for the administration of this bylaw.

### 3.2 DEVELOPMENT PERMIT

**3.2.1** Except as provided in Section 3.2.1 no person shall undertake a development or commence a use unless a Development Permit has first been obtained. **A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.**

**3.2.2** A Development Permit is **not required** for the following, but all other applicable provisions of this bylaw are to be followed:

- (1) the maintenance of a public work;
- (2) the construction of a public work by the Village of Canwood;
- (3) the installation of public works on any street or other public right-of-way;
- (4) maintenance and repairs that do not include structural alterations;
- (5) accessory buildings under 9.3 square metres (100 ft<sup>2</sup>).

**3.2.3** A **building permit** shall not be issued unless a Development Permit, where required, has also been issued.

**3.2.4** If the development or use authorized by a Development Permit is not commenced within six months from the date of its issue, and completed within twelve months of its issue, the permit is deemed void unless an extension to the period has first been granted.

### 3.3 APPLICATION FOR A DEVELOPMENT PERMIT

**3.3.1** The application for a Development Permit shall be made, to the Development Officer, in **Form A** as attached to and forming part of this bylaw. The application shall be accompanied by two copies of a lot or building plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines. Where no new construction is proposed the applicant shall supply a written description of the proposed development in place of such plans.

**3.3.2** Where the application is for a **Discretionary Use** the applicant shall also provide a written description of the proposed development, describing the intended use and operations, structures to be located on the lot, required municipal services, and any other information that Council determines is necessary to fully review the proposed development.

**3.4 REVIEW OF APPLICATIONS**

- 3.4.1 The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the Basic Planning Statement Bylaw.
- 3.4.2 Where the application is for a discretionary use, the Development Officer shall submit the application, along with all other relevant material to Council.

**3.5 DECISION**

- 3.5.1 The decision on all applications shall be made in writing to the applicant, in Form B, as attached to and forming part of this Bylaw.
- 3.5.2 Where the application is for a PERMITTED USE the Development Officer shall, upon completion of the review:
- (1) issue a Development Permit where the application conforms to all provisions of this Bylaw; or
  - (2) issue the Development Permit specifying any special regulations or standards to which the development or use must comply, where the class of development or use is subject to special regulations, performance standards or development standards that are specified in this Bylaw, or
  - (3) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.
- 3.5.3 Where the application is for a DISCRETIONARY USE the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:
- (1) issue a Development Permit incorporating any special development standards prescribed by Council in accordance with the provisions of this Bylaw; or
  - (2) refuse the application, indicating the reasons for the refusal.

## *Administration*

- 3.5.4 **Interpretation by Council** - The development officer may refer any application to Council for a decision on the interpretation of the bylaw.
- 3.5.5 **Revocation of Decision** - Where an approved development is not being developed in accordance with the provisions of this bylaw, or with the standards and conditions specified in the Development Permit, Council may revoke or suspend the Development Permit. The Development Permit shall not be reissued or reinstated until all deficiencies have been corrected.

## **3.6 DEVELOPMENT APPEALS**

- 3.6.1 **Development Appeals Board** - A Development Appeals Board of the Village of Canwood is appointed in accordance with Sections 71 and 91 to 104 of the *Act*.
- 3.6.2 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 of the Village of Canwood.
- 3.6.3 Where an application for a DISCRETIONARY USE has been APPROVED by Council, WITH PRESCRIBED DEVELOPMENT STANDARDS pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the Village of Canwood .
- 3.6.4 An application for a Development Permit for a PERMITTED USE shall be deemed to be refused when a decision thereon is not made within 40 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 Section 3.6.2 as though the application had been refused at the end of the period specified in this subsection.

## **3.7 AMENDMENT OF THE ZONING BYLAW**

- 3.7.1 **Fees** - Where an application for an amendment to this bylaw is made to Council, the applicant shall pay all costs associated with advertisement of the proposed amendment.

- 3.8 OFFENSES AND PENALTIES** - Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the *Act*.

- 3.9 NON-CONFORMING USES AND NON-CONFORMING BUILDINGS** - shall be subject to Sections 113 - 118 inclusive of the *Act*.

## **SECTION 4 - GENERAL REGULATIONS**

**4.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION** - Nothing in this bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements and from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations.

**4.2 BUILDING LINES** - Where a building line in a residential or commercial district has been established by existing buildings in a block having greater than one half the lots built on, new development may conform to this line.

**4.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT** - Only one principal building shall be placed on any lot with the exception of dwelling groups, mobile homes in courts, recreation facilities, schools, senior citizen's homes, and special care homes.

### **4.4 REQUIRED YARDS AND OPEN SPACE**

**4.4.1 Minimum Yards Required** - No portion of any yard or open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

**4.4.2 Projections into Yards** - Where minimum yards are required in any district, such minimum requirements shall not apply to the following:

- (1) In any rear yard, the construction of a deck, porch or verandah having a maximum projection of 2 metres (6.5 ft) into the required yard;
- (2) In any yard, the construction of a chimney, sill, cornice, or roof overhang not exceeding 0.6 metres (2 ft) into the required yard.

**4.4.3 Buildings and Structures in Required Yards** - The following buildings are allowed in the noted required yards, and are not subject to setback regulations:

- (1) In all yards; trees, shrubs, sidewalks, uncovered driveways, and fences.
- (2) In front yards; in addition to the above, lighting fixtures and lamp posts.
- (3) In rear yards; in addition to the above, recreation equipment, laundry drying equipment and garbage stands.

#### **4.4.4 Fences and Hedges**

Walls, fences, hedges or shrubs may be erected, placed, planted, maintained or grown in any required yard only in conformance with the following:

## *General Regulations*

- (1) Maximum height in any required yard except in a required front yard - 2 metres (6.5 ft) in a Residential district and 2.5 metres (8.2 ft) in other districts.
- (2) Maximum height in any required front yard - 1 metre (3.3 ft).

### **4.5 ACCESSORY BUILDINGS**

- 4.5.1 Accessory buildings shall be subordinate to, and located on the same lot as the principal building or use.
- 4.5.2 **Time of Construction** - Accessory buildings shall not be constructed or placed on any lot prior to the construction of the principal building except in the following cases:
  - (1) Where a Development Permit has been issued for a principal building, Council may, at its discretion allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.
- 4.5.3 **Height of Accessory Buildings** - Accessory buildings shall exceed the height of the principal building, and in no case shall the accessory building exceed the height limits provided for accessory buildings or structures in the zoning district in which it is located.
- 4.5.4 **Private Garages and Carports**
  - (1) Private garages or carports attached to the principal building, or located with less than 1 metre (3.3 ft) between the wall of the garage and the wall of the principal building, are considered as part of the principal building and subject to the regulations governing the principal building.
  - (2) On any lot in any residential zoning district only one detached garage, not exceeding 75 square metres (800 ft<sup>2</sup>) is allowed.

### **4.6 SERVICING**

- 4.6.1 Holding or septic tanks are not allowed in the areas of the town which can be serviceable from existing municipal water and sewer lines.
- 4.6.2 Developments outside the serviceable areas shall be connected to a private sewage disposal system approved by the Department of Public Health.



## **SECTION 5 - ZONING DISTRICTS**

### **5.1 CLASSIFICATION OF ZONING DISTRICTS**

In order to carry out the purpose and provisions of this bylaw, the Village 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.

<b>Districts</b>	<b>Symbols</b>
Residential	R
Business	B
Future Development	FD

### **5.2 THE ZONING DISTRICT MAP**

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 2/1993" adopted by the Village and signed by the Mayor and Administrator, and under the seal of the Village shall be known as the "Zoning District Map" and such map is declared to be an integral part of this Bylaw.

### **5.3 BOUNDARIES OF ZONING DISTRICTS**

The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map". Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality. Where boundaries cross unsubdivided parcels of land, the district boundary shall be determined by the scale shown on the map.

### **5.4 ZONING DISTRICTS**

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.

## **SECTION 6 - DISTRICT SCHEDULES**

### **6.1 R - RESIDENTIAL DISTRICT**

**6.1.1 Permitted Uses -** The following uses are permitted in the R-Residential District:

- (1) single detached dwellings
- (2) semi-detached dwellings
- (3) detached dwellings with added suite
- (4) cultural institutions
- (5) parks and playgrounds
- (6) public recreational facilities
- (7) public works excluding, offices, warehouses, storage yards and sewage lagoons schools and educational institutions
- (8) places of worship
- (9) schools and educational institutions

**6.1.2 Discretionary Uses -** The following uses are discretionary in the R-Residential District:

- (1) clubs
- (2) mobile homes
- (3) dwelling unit groups
- (4) home occupations
- (5) hospitals and medical clinics
- (6) multiple-unit dwellings
- (7) residential care facilities
- (8) rooming and boarding houses
- (9) special care homes

**6.1.3 Accessory Uses -** Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

**6.1.4 Regulations**

(1) Lot Requirements - The minimum lot size requirements are shown in Table 1 following.

**TABLE 1 - Lot Requirements**

Use	Minimum Lot Area	Minimum Lot width
single detached dwellings, detached dwellings with added suite, mobile homes, home occupations, clubs, cultural institutions	450 square metres (4844 ft <sup>2</sup> )	15 metres for rectangular lots (49 ft) 12 meters (39 ft) for non- rectangular lots with a minimum mean width of 15 meters (49 ft) over the first 30 metres (98 ft) of lot depth, measured from the front lot line
semi-detached dwellings	270 square metres per dwelling unit (2900 ft <sup>2</sup> )	9 meters per dwelling unit (30 ft)
multiple unit dwellings, rooming and boarding houses, places of worship, hospitals or clinics, schools and educational institutions, residential care facilities, special care homes	900 square metre (9688 ft <sup>2</sup> )	30 metres (98 ft)
dwelling groups	270 square metres per dwelling unit (2900 ft <sup>2</sup> )	30 metres (98 ft)
public works, parks, playgrounds, public recreational facilities and municipal facilities	no requirements	no requirements

(2) Yard Requirements - The minimum required yard dimensions are shown in Table 2 following.

**TABLE 2 - Yard Requirements**

Use	Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum
single detached dwellings, detached dwellings with added suite, semi-detached dwellings mobile homes	6 meters or established building line	1 metre (3.3 ft)	1.5 metres (5 ft)
multiple unit dwellings, rooming and boarding houses, places of worship, hospitals or clinics, schools and educational institutions, residential care facilities, and special care homes	6 metres, or established building line. (20 ft)	3 metres (10 ft)	6 metres (20 ft)
public works, parks, playgrounds, public recreational facilities and municipal facilities	no requirements	no requirements	no requirements
Accessory Buildings	6 meters or established building line (20 ft)	1 metre (3.3 ft)	1.5 metres (5 ft)
All other uses	6 metres or established building line (20 ft)	1 metre (3.3 ft)	6 metres (20 ft)

(3) Signs:

- (a) Except as provided in Clauses (b) and (c) only one permanent sign is permitted on any lot or building.
- (b) Additional temporary signs bearing notice of sale or lease, sale of produce or other information relating to a temporary condition affecting the property are permitted.
- (c) Multiple-unit dwellings and non-residential uses are permitted one additional sign, showing the name of the building or the use.
- (d) The maximum facial area of a sign permitted by Clause (b) or (c) shall be 1 square metre (11 ft<sup>2</sup>), and of any other sign shall be 0.4 square metres (4 ft<sup>2</sup>).
- (e) Signs shall be located in such a manner that they do not visually obstruct sight from vehicles at intersections otherwise jeopardize public safety, and

shall be fully located within the lot boundaries.

**6.1.5 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the R-Residential District:

- (1) Discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for multiple-unit dwellings, special care homes, hospital and dwelling unit group, should be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.
- (3) Multiple-unit dwellings and places of worship should be located on corner lots to facilitate access.
- (4) Dwelling unit groups - All principal buildings forming part of the group shall be located at least 3 metres (10 ft) from any other principal building in the group.
- (5) Mobile Homes:
  - (a) Mobile Homes shall comply with Canadian Standards Association Construction Standard Z 240 - 1979 or later.
  - (b) Mobile homes shall be permanently attached to a perimeter foundation wall or basement or shall be securely attached to anchors or pilings imbedded in the ground and shall be skirted with a material compatible with the finish of the mobile home, prior to occupancy.
  - (c) Mobile homes shall be connected to municipal sewer and water systems, if available to the site. All connections shall be protected from frost damage.
- (6) Home Occupations:
  - (a) Home occupations shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, or electromagnetic static which would be disruptive to the surrounding residential uses.
  - (b) Home occupations should not result in undue traffic or parking requirements in the residential area.
  - (c) The home occupation shall not have any exterior display or storage of materials and no exterior variation from the residential character of the

*R-Residential District*

building other than a sign, not exceeding 1 square metre (11 ft<sup>2</sup>) in area.

(d) Only residents of the dwelling may be engaged in the home occupation.

## **6.2 B - BUSINESS DISTRICT**

### **6.2.1 Permitted Uses - The following uses are permitted uses in the B-Business District:**

- (1) banks
- (2) bakeries
- (3) bus terminals
- (4) clubs
- (5) construction trades
- (6) cultural institutions
- (7) fire halls
- (8) grain elevators
- (9) funeral homes
- (10) hotels or motels
- (11) licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- (12) medical and dental offices and clinics
- (13) municipal facilities
- (14) offices
- (15) personal service shops
- (16) public works and municipal facilities, excluding sewage lagoons
- (17) railways and ancillary facilities
- (18) restaurants, confectioneries and other places for the sale and consumption of food and related items
- (19) retail stores
- (20) service stations and gas bars
- (21) theatres, assembly halls and commercial recreational establishments
- (22) warehouse or wholesale establishments without exterior storage

### **6.2.2 Discretionary Uses - the following uses are discretionary in the B-Business District:**

- (1) abattoirs
- (2) agricultural implement, motor vehicle, mobile home or recreational vehicle sales, storage or servicing
- (3) auction markets
- (4) auto-body shops
- (5) bulk fuel dealerships and storage
- (6) bulk fertilizer operations
- (7) car washes
- (8) churches
- (9) dwelling units
- (10) lumber yards and home improvement centres
- (11) trucking operations
- (12) junk yards, salvage yards, and auto wreckers

*B - Business District*

- (13) machine shops and welding shops
- (14) manufacturing or processing operations
- (15) veterinary clinics
- (16) warehouse or wholesale establishments with exterior storage, and storage yards

**6.2.3 Accessory Uses** - Buildings, structures or uses secondary to and located on the same lot with the principal permitted or discretionary use shall be considered accessory uses and permitted, including one dwelling unit used by the operator of a business on the site.

**6.2.4 Regulations**

- (1) Lot Requirements - The minimum lot size requirements are shown in Table 3 following.
- (2) Yard Requirements - The minimum required yard dimensions are shown in Table 4 following.

**TABLE 3 - Lot Requirements**

Use	Minimum Lot Area	Minimum Lot width
all principal residential uses and detached residential buildings	The regulations of an R-Residential district shall apply.	
service stations, all non-residential discretionary uses, and places of worship	900 square metres (9688 ft <sup>2</sup> )	30 metres (98 ft)
public works, parks, playgrounds, public recreational facilities and municipal facilities	no requirements	no requirements
all other uses	270 square metres (2900 ft <sup>2</sup> )	9 metres (30 ft)



**TABLE 4 - Yard Requirements**

Use	Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum
all principal residential uses and detached residential buildings	The regulations of an R-Residential district shall apply.		
public works, parks, playgrounds, public recreational facilities and municipal facilities	no requirements		
Accessory Buildings	6 meters or established building line (20 ft)	1 metre (3.3 ft) where abutting an R-Residential District without an intervening street or lane.	abutting a railway - nil, all others - 6 metres (20 ft)
All other uses	6 metres or established building line (20 ft)	1 metre (3.3 ft) where abutting an R-Residential District without an intervening street or lane.	abutting a railway - nil, all others - 6 metres (20 ft)

**(3) Storage**

- (a) All outside storage shall be fenced, and where the lot abuts a Residential District without an intervening street, the storage area shall be screened with a solid fence or hedge at least 1.8 metres (6 ft) in height.

**(4) Signs:**

- (a) Up to two signs may be erected on each lot.
- (b) The maximum facial area of each sign is seven (7) square metres (75 ft<sup>2</sup>), except the total facial area of both signs shall not exceed ten (10) square metres (108 ft<sup>2</sup>).
- (c) Signs may be double faced.
- (d) The maximum height of a sign is 6.1 metres (20 ft).
- (e) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed only at the face of the sign.
- (f) Signs shall be located so that they do not obstruct the sight of vehicles at an intersection or jeopardize the safety of the public.

## **B - Business District**

### **(5) Service Stations and Gas Bars:**

- (a) Fuel pumps, fuel pump islands, and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 3 metres (10 ft) from a lot line and 4.5 metres (15 ft) from any building except a sales kiosk located on the island. All fuel pump islands shall have sufficient space around all sides to allow convenient manoeuvring of the vehicles they are intended to serve.
- (b) The lot shall have at least two separate entrances for vehicles, at least 15 metres (49 ft) apart.
- (c) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building, or screened from public view.

### **6.2.5 Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the B-Business District:

#### **(1) Dwelling Units**

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
  - (b) The minimum floor area of each dwelling unit shall be 45 square metres (484 ft<sup>2</sup>).
  - (c) One off street parking site must be provided for each dwelling unit.
- (2) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
  - (3) Access to lots used for discretionary uses shall be located to ensure that heavy truck traffic takes access to or from arterial or collector streets, or designated truck routes.
  - (4) Bulk petroleum tanks and abattoirs are to be located at least 91 metres (300 ft) from residential areas, schools, hospitals, motels and restaurants.
  - (5) Where a discretionary use will involve significant amounts of exterior storage council may require location on lots abutting the highway, and may apply special requirements for screening, including a closed fence on 1.8 metres (6 ft) in height or more to enclose the area of storage.

## **6.3 FD - FUTURE DEVELOPMENT DISTRICT**

### **6.3.1 Permitted Uses - The following uses are permitted in the FD - Future Development District:**

- (1) agriculture, which includes crop farming, grazing and pasturage and cultivation of land, but does not include intensive livestock or poultry operations;
- (2) cemeteries
- (3) greenhouses
- (4) sports fields, parks, golf courses, fair grounds and other similar uses
- (5) Public Works and municipal facilities, including sewage lagoons and landfills.

### **6.3.2 Discretionary Uses - The following uses are discretionary in the FD - Future Development District:**

- (1) tourist camps
- (2) veterinary clinics

### **6.3.3 Accessory Uses - Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted. A dwelling is permitted if accessory to an agricultural operation.**

### **6.3.4 Regulations**

- (1) Lot area, minimum
  - (a) Agricultural uses - 16 ha (40 ac)
  - (b) Public works and cemeteries - no requirement
  - (c) Discretionary uses: minimum - 1000 square metres (10,760 ft<sup>2</sup>)
  - (d) All other uses - 4 ha (10 ac)
- (2) Livestock:
  - (a) Livestock may only be kept as a part of an agricultural operation.
  - (b) Livestock shall not be kept within 30 metres (98 ft) of an occupied residential lot in an R-Residential District.
  - (c) No more than 1 animal unit shall be kept on each 400 square metres (4300 ft<sup>2</sup>) of land enclosed for the purpose.
  - (d) No more than 50 animal units may be kept within the limits of the village in conjunction with any agricultural operation.

*FD - Future Development District*

- (e) For the purpose of this Section 1 animal unit means:
- 1 cow, bull or steer, or 4 calves
  - 1 horse
  - 100 chickens, or 50 ducks geese or turkeys
  - 3 pigs
  - 7 sheep.

**6.3.5 Standards for Discretionary Uses**


In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the FD - Future Development District:

- (1) Discretionary uses will only be allowed where Council is assured that such development will be compatible with the future use of the area, as indicated in the Basic Planning Statement Bylaw.

**SECTION 7 - COMING INTO FORCE**

**7.1 COMING INTO FORCE**


This Bylaw shall come into force and take effect on the date of approval by the Minister of Community Services.

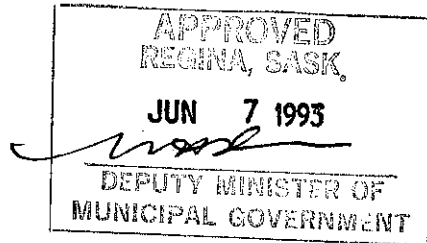
  
MAYOR

SEAL

  
ADMINISTRATOR

Certified a True Copy of  
Bylaw No. 2/1993, adopted by  
Council on the 19th day  
of May, 1993

  
ADMINISTRATOR



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**VILLAGE OF CANWOOD  
APPLICATION FOR DEVELOPMENT PERMIT**

- 
1. Applicant:  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal code \_\_\_\_\_
  
  2. Registered Owner:  as above or,  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal code \_\_\_\_\_
  
  3. Property (Legal Description)  
Lot(s) \_\_\_\_\_ Blocks \_\_\_\_\_ Registered Plan No. \_\_\_\_\_  
(LSD or 1/4 \_\_\_\_\_ Sec \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W \_\_\_\_\_ )
  
  4. Site: Frontage \_\_\_\_\_ m, Depth \_\_\_\_\_ m, Area \_\_\_\_\_ m<sup>2</sup> or ha
  
  5. Existing use of land and buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
  6. Proposed use of land and buildings: \_\_\_\_\_  
\_\_\_\_\_  
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  7. Proposed construction and alteration of buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
  8. a) Proposed Date of Start \_\_\_\_\_  
b) Proposed Date of Completion \_\_\_\_\_
  
  9. Other information (e.g. proposed sewage system) \_\_\_\_\_  
\_\_\_\_\_
  
  10. Mobile Homes: Make, age, size and dimensions, and serial number. \_\_\_\_\_  
\_\_\_\_\_
- C.S.A. Z 240 certification no. \_\_\_\_\_ (from black and silver sticker)

11. For new construction, a **Site Plan** on a separate sheet showing, where applicable, (check those shown and attach) the following:

- a)  dimensions of the site.
- b)  location and size of all existing and proposed buildings and structures.
- c)  utility lines, easements, or topographic features.
- d)  proposed site drainage and finished lot grades.
- e)  proposed location of sewage and water connections.
- f)  landscaping for commercial sites (parking and loading areas, site entrance and exit points, fences, hedges, tree belts and other screening).
- h)  proposed signs.

12. **Declaration of the applicant:**

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_

solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Note:** The applicant is responsible for ensuring all buildings comply with *The Uniform Building and Accessibility Standards Act*.



**VILLAGE OF CANWOOD  
NOTICE OF DECISION FOR A DEVELOPMENT PERMIT**

To: \_\_\_\_\_  
(Applicant) (Address)

THIS IS TO ADVISE YOU THAT YOUR APPLICATION FOR A;

- PERMITTED USE OR FORM OF DEVELOPMENT, or  
 DISCRETIONARY USE OR FORM OF DEVELOPMENT:

HAS BEEN:

1.  **APPROVED.**
2.  **APPROVED SUBJECT TO CONDITIONS or STANDARDS**, as listed in the attached "Schedule A".
3.  **REFUSED** for the following reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If your application has been approved with or without conditions, this form is considered to be the Development Permit referred to in Section 3.5 of Bylaw No. 5/91, the Zoning Bylaw.

**Right of Appeal**

Please be advised that, under Sections 74 (4) and 96 of *The Planning and Development Act, 1983*:

- you may appeal the refusal of your application for a permitted use or form of development [Section 96 (1)].
- you may NOT appeal the refusal of your application for a use or form of development that is not permitted within the zoning district of the application [Section 96 (1.1)];
- you may appeal those standards that you consider excessive in the approval of the discretionary use or form of development subject to standards [Section 74 (4)];
- you may NOT appeal the refusal of your application for a discretionary use or form of development [Section 96 (4)];

to the **Development Appeals Board of the Village of Canwood**. In addition you may appeal if you feel that the development officer has misapplied the Zoning Bylaw in the issuing of this permit [Section 96 (1)]. Your appeal must be in writing within 30 days of the date of this notice, to:

**Secretary, Development Appeals Board  
Village of Canwood  
Box 172, CANWOOD, Saskatchewan, S0J 0K0.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Development Officer

This is a permit under the zoning bylaw only - it does not constitute approval of the building construction design. You are responsible for complying with the *Uniform Building and Accessibility Standards Act*.





11-11-11