



TOWN OF WHITE CITY

Saskatchewan



Zoning Bylaw

Bylaw No. 581-14

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Consolidated Version - April 2023



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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	<i>Title</i>	<i>1</i>
1.2	<i>Purpose.....</i>	<i>1</i>
1.3	<i>Scope.....</i>	<i>1</i>
1.4	<i>Severability.....</i>	<i>1</i>
1.5	<i>Compliance with Other Legislation</i>	<i>1</i>
2	ADMINISTRATION	3
2.1	<i>Development Officer</i>	<i>3</i>
2.2	<i>Uses and Regulations.....</i>	<i>3</i>
2.3	<i>Development Permit</i>	<i>4</i>
2.4	<i>Application for a Development Permit.....</i>	<i>4</i>
2.5	<i>Referral to Council</i>	<i>5</i>
2.6	<i>Issue of Permits</i>	<i>5</i>
2.7	<i>Revocation of Decision</i>	<i>6</i>
2.8	<i>Limitation on Discretionary Use Approvals</i>	<i>7</i>
2.9	<i>Sign Permit Required.....</i>	<i>7</i>
2.10	<i>Development Appeals.....</i>	<i>8</i>
2.11	<i>Fees and Advertising</i>	<i>9</i>
2.12	<i>Moving Of Buildings</i>	<i>11</i>
2.13	<i>Demolition of Buildings</i>	<i>11</i>
2.14	<i>Temporary Development Permits.....</i>	<i>11</i>
2.15	<i>Development Agreements.....</i>	<i>11</i>
2.16	<i>Servicing Agreements</i>	<i>11</i>
2.17	<i>Performance Bonds.....</i>	<i>12</i>
2.18	<i>Liability Insurance</i>	<i>12</i>
2.19	<i>Interests</i>	<i>12</i>
2.20	<i>Contract Zoning.....</i>	<i>12</i>
2.21	<i>Minor Variances to the Zoning Bylaw.....</i>	<i>14</i>
2.22	<i>Enforcement, Offences and Penalties</i>	<i>14</i>
2.23	<i>ZONING AMENDMENTS.....</i>	<i>16</i>
3	GENERAL REGULATIONS	18
3.1	<i>All Zoning Districts.....</i>	<i>18</i>
3.2	<i>Lot Grading and Landscaping.....</i>	<i>27</i>
3.3	<i>Excavation, Stripping and Grading.....</i>	<i>30</i>

3.4	<i>Bare Land Condominium</i>	30
3.5	<i>Special Land Use Provisions</i>	31
3.6	<i>Signs</i>	41
3.7	<i>Off- Street Parking and Loading Regulations</i>	44
3.8	<i>Planned Unit Development (PUD)</i>	49
3.9	<i>Holding Provision (H)</i>	50
3.10	<i>Contract Zone (C)</i>	50
3.11	<i>Direct Control District (DCD)</i>	51
4	ZONING DISTRICT STRUCTURE	53
4.1	<i>Classification of Zoning Districts</i>	53
4.2	<i>The Zoning District Map</i>	53
4.3	<i>Boundaries of Zoning Districts</i>	53
4.4	<i>Zoning Districts</i>	54
5	ZONING DISTRICTS	55
5.1	<i>Residential 1 District – R1</i>	55
5.2	<i>Residential 2 District - R2</i>	61
5.3	<i>Residential 3 District - R3</i>	67
5.4	<i>Residential 4 District - R4</i>	73
5.5	<i>Residential 5 District - R5</i>	79
5.6	<i>Medium Density Multiple Family District - R6</i>	85
5.7	<i>Community Service District - CS</i>	92
5.8	<i>Neighbourhood Commercial District - C1</i>	95
5.9	<i>Downtown Commercial District - C2</i>	100
5.10	<i>Highway Commercial / Industrial District - HCI</i>	105
5.11	<i>Future Urban Development District - FUD</i>	113
5.12	<i>Neighbourhood Commercial Contract District - C1-C</i>	116
5.13	<i>Residential Contract District - R4-C</i>	122
5.14	<i>Residential Acreage District - RA</i>	128
5.15	<i>Neighbourhood Residential District - R7</i>	137
5.16	<i>Residential Contract District - R5-C</i>	143
5.17	<i>Residential 8 District - R8</i>	149
6	ZONING DISTRICT MAPS	154
7	EFFECTIVE DATE OF THE BYLAW	156
8	DEFINITIONS	157
9	SCHEDULES	173





1 INTRODUCTION

Under the authority granted by The Planning and Development Act, 2007 (the PDA), the Council of the Town of White City, in the Province of Saskatchewan, in open meeting hereby enacts to adopt this Bylaw as follows:

1.1 Title

This Bylaw shall be known and may be cited as “The Town of White City Zoning Bylaw”.

1.2 Purpose

This Bylaw is to provide a clear and efficient system of land use regulation to implement the Official Community Plan by achieving a high quality of life, creating a Town Centre as the “Heart of the Community”, providing employment and economic diversity, managing growth for the long term, engaging and communicating with the community, building strong neighborhoods, fulfilling social responsibilities, considering diverse community needs, promoting environmental stewardship, and building a beautiful community.

1.3 Scope

Development shall hereafter be permitted within the limits of the Town of White City only when in conformity with the provisions of this Bylaw.

1.4 Severability

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

1.5 Compliance with Other Legislation

Compliance with this Bylaw shall not be deemed to be a representation by the Town that any use, building, structure, or development complies with all applicable bylaws or other

enactments. Every person is responsible to ensure compliance with all bylaws and other enactments.

2 ADMINISTRATION

2.1 Development Officer

The Administrator, including any person acting under the authority, direction, and with the consent of the Administrator, shall be the Development Officer responsible for the administration of this Bylaw.

2.2 Uses and Regulations

Except for legal non-conforming uses or development approved by with a development variance permit, uses, buildings, and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements in this Bylaw, and any applicable agreement.

No land, building, or structure shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw for:

- (a) The vertical extent of a zone;*
- (b) The use of land, buildings, and structures;*
- (c) The density of the use of land, buildings, and structures;*
- (d) The siting size and dimensions of buildings and structures, and the uses that are permitted on the land;*
- (e) The location of the uses on the land and within buildings and structures; and*
- (f) The shape, dimension, and area, including the minimum and maximum sizes, of all parcels of land that may be created by subdivision.*

No off-street parking and loading spaces for any use, building or structure shall be developed except in conformity with the provisions of this Bylaw.

No paved area or roof area shall be developed, altered or maintained for the ongoing disposal of surface runoff and storm water, except in conformity with the provisions of this Bylaw.



No screening or landscaping shall be developed, altered, or maintained except in conformity with the provisions of this Bylaw.

The regulations in this Bylaw shall apply uniformly to all lands, buildings, structures, and uses, except as provided for in this Bylaw.

Uses not included as permitted or discretionary uses in the Bylaw are prohibited.

2.3 Development Permit

- (1) No person shall undertake a development or commence a use unless a development permit and the corresponding building permit (if required) has first been obtained, except as provided in Section 2.3 (3). *Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.*
- (2) A development permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to The Planning and Development Act, 2007.
- (3) A development permit is not required for the following, but all other applicable provisions of this Bylaw are to be followed:
 - (a) The maintenance of a public utility by the Municipality or crown corporation.
 - (b) The construction of a public utility by the Municipality.
 - (c) The installation of public utility on any street or other public right-of-way by the Municipality.
 - (d) A municipal facility installed and operated by the Municipality.
 - (e) Maintenance and repairs that do not include structural alterations.
- (4) A building permit shall not be issued unless a development permit, where required, has also been issued.
- (5) If the development or use authorized by a development permit is not commenced within twelve months from the date of issue of a permit, and completed within twenty-four months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.
Amended by Bylaw No. 686-23 Approved on April 3, 2023.

*Amended
by Bylaw
No. 634-18
Approved
on Jan. 14,
2019.*

2.4 Application for a Development Permit

- (1) The application for a development permit shall be made, to the Development Officer, in attached Form A as adopted or amended by resolution of Council. The application shall be accompanied a copy of a site or building plan showing dimensions and locations of existing and proposed buildings and structures as well as site lines. Where no new construction is proposed the applicant shall supply a written description of the proposed development in place of such plans. *Amended by Bylaw No. 686-23 Approved on April 3, 2023.*
- (2) Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that Council determines is necessary to fully review the proposed development.

2.5 Referral to Council

The Development Officer may submit any application to Council for a decision on the interpretation of the Bylaw, or upon special conditions provided for in the Bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.

2.6 Issue of Permits

- (1) Upon completion of the review of an application for development, the Development Officer shall:
 - (a) For a permitted use; issue a development permit where the application conforms with this Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw.*
 - (b) For a permitted use; issue a refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reason for refusal.*
 - (c) For a discretionary use; prepare a report for Council on the proposal respecting the criteria for consideration of that discretionary use and submit the application to Council for decision.*
 - (d) Issue a refusal; where the application is for a use that is not provided for in the Zoning District in which the property is located.**
- (2) Council shall make a decision on a discretionary use, by resolution, that approves or refuses the discretionary use on that site, and that instructs the Development Officer to:
 - (a) Issue a development permit incorporating any specific development standards set forth by Council, where the development will comply with the standards of this Bylaw, subject to the limitations of The Planning and Development Act, 2007.*
 - (b) Issue a development permit incorporating any specific development standards set forth by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw, subject to the limitations of The Planning and Development Act, 2007.*
 - (c) Issue a notice of refusal to the applicant, stating the reasons for the refusal, and advising the applicant of any right of appeal that he/she may have.**
- (3) The permit or notice shall be in the attached "Form B" as adopted or amended by resolution of Council. Form A and Form B are forms created by the Development Officer and adopted by Council to administer this section. Their contents are not defined in this Bylaw.*

2.6.1 Validity of a Development Permit

- (1) Subject to Section 2.3 a Development Permit is valid for a period of twenty-four months unless otherwise stipulated when the permit is issued. *Amended by Bylaw No. 686-23 Approved on April 3, 2023.*
- (2) Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.
- (3) Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the Permit and the requirements of this Bylaw the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

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

- (1) A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a building Bylaw, or any other Bylaw in force within The Municipality, or from obtaining any permission required by this, or any other Bylaw of The Municipality, the province or the federal government.

2.6.3 Referral Under The Public Health Act

- (1) The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by provincial officials under the Public Health Act and Regulations.

2.7 Revocation of Decision

Subject to Section 2.6.1 (2) 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. Subject to Section 2.6.1 (3) the development permit shall not be reissued or reinstated until all deficiencies have been corrected.

2.8 Limitation on Discretionary Use Approvals

2.8.1 Validity of Discretionary Use Approvals

- (1) A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:
- (a) The use ceased and was replaced by another use.
 - (b) The use ceases for a 12 month period.
 - (c) A building required for the approved use is not started within 6 months or completed within twenty-four months. *Amended by Bylaw No. 686-23 Approved on April 3, 2023.*
 - (d) The use is not started within 6 months of completion of the building.
 - (e) A use not requiring construction of a building is not started within 12 months.
 - (f) The applicant applies to increase the specifically approved intensity of use.

2.8.2 Discretionary Uses

- (1) In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
- (a) Site drainage of storm water;
 - (b) The location of buildings with respect to buildings on adjacent properties;
 - (c) Access to, number and location of parking and loading facilities;
 - (d) Appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - (e) Control of noise, glare, dust and odour; and
 - (f) Landscaping, screening and fencing to buffer adjacent properties.

2.8.3 Time Limited Discretionary Uses

Where Council has approved a discretionary use for a limited time as provided in the Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

2.9 Sign Permit Required

- (1) Where required by Section 3.6, no person shall place, erect, enlarge, change or structurally alter a sign unless a sign permit has first been obtained.
- (2) A sign permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to The Planning and Development Act, 2007. The permit shall cease to be valid if the sign has not been placed, erected, enlarged, changed or structurally altered within 3 months of the issuance of the permit.

2.10 Development Appeals

2.10.1 Appointment of Board

- (1) Council shall appoint a Development Appeal Board consisting of five members or contract the service to a firm to act as the Development Appeal Board, to hear appeals in accordance with Sections 213 to 227 inclusive, of The Planning and Development Act, 2007.*
- (2) Council shall, by resolution, adopt a policy specifying: the terms of office; the manner of filling of vacancies to the board; the remuneration and expenses for board members; the provision for appointment of a secretary to the board; the duties of the secretary; and the remuneration and expenses to be paid for the secretary.*
- (3) Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.*
- (4) Where applicable, should Council enter into an agreement to appoint a District Development Appeal Board, in conjunction with one or more other municipalities, to be the Development Appeal Board for the Municipality; members shall be appointed in accordance with that agreement, and the Local Development Appeal Board shall cease to exist.*

2.10.2 Notice of Appeal

On Form B, the Development Officer shall advise the applicant of the rights of appeal granted by The Planning and Development Act, 2007, with respect to that application.

2.10.3 Right of Appeal

- (1) Applicants for a permitted use that has been denied, have the right of appeal to the Development Appeals Board.*
- (2) Applicants also may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.*

2.10.4 Filing an Appeal

A person who wishes to appeal to the Development Appeal Board shall, within 30 days of receiving the permit or notice, file a written notice of intention to appeal and the respective appeal fee, with the secretary of the Board.

2.10.5 Powers of the Development Appeal Board

- (1) *The Development Appeal Board has the powers given by The Planning and Development Act, 2007 to allow variances to the standards of this Bylaw, including standards and conditions specified for a permitted use or a discretionary use.*
- (2) *Nothing in this Section allows a Development Appeal Board to vary a refusal to grant a use or an appeal for a use or intensity of use not permitted in a District.*
- (3) *Nothing in this Section allows a Development Appeal Board to vary a refusal by Council to approve a discretionary use or intensity of a discretionary use provided for in the Bylaw.*

2.10.6 Appeal from a Deemed Refusal

An application for a development permit for a permitted use shall be deemed to be refused when the Development Officer has not issued a decision more than 40 days from the date the application was received by the Development Officer in its complete and final form. An appeal may then be made as though the application had been refused at the end of 40 days.

2.11 Fees and Advertising

2.11.1 Amending Planning Bylaws

- (1) *Where a person requests Council to amend the Official Community Plan, Zoning Bylaw, or other planning bylaw, that person shall pay to the Municipality a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of The Planning and Development Act, 2007.*
- (2) *Council may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning Bylaw, at its own cost.*

2.11.2 Advertisement of a Discretionary Use:

The following provisions apply to the advertisement of a discretionary use application:

- (1) *The Development Officer shall direct the applicant for a discretionary use to advertise the proposed use by posting a notice of the application conspicuously on the front the property in question. The Development Officer shall mail or deliver a copy of the notice to the assessed owner of each property within 75 metres of the subject property for the following:*
 - (a) *Any discretionary residence to a commercial use or any ancillary use to a residence;*
 - (b) *Any home based business.*
- (2) *In addition to the requirements specified in Clause (1), for an application for any discretionary use not listed in Clause (1), the Development Officer shall publish a notice in a newspaper that is circulated in the Municipality.*

- (3) *The notice shall:*
 - (a) *Describe the use applied for;*
 - (b) *Describe the location of the use; and*
 - (c) *Specify the date, time, and location of the Council meeting at which the application will be considered.*
- (4) *The notice shall be posted, delivered, and published at least seven days, and mailed at least seven days, prior to the date of the meeting.*
- (5) *The applicant shall pay a fee equal to the costs to the Municipality associated with the public advertisement.*

2.11.3 Development Permit Application Fees

An applicant seeking the approval of a development permit application shall pay the fee as set out in the Development and Planning Act, 2007 or in the Fee Bylaw for the Town.

2.11.4 Occupancy Permit Application

- (1) *Every new residential development within the Town of White City shall made an application for occupancy permit to the Development Officer, as per "Form C" as adopted or amended by resolution of Council.*
- (2) *Occupancy deposit to be paid prior to approval of required building permit as per Section 2.4 of this Bylaw or the Fee Schedule Bylaw.*
- (3) *The application for occupancy permit shall be made 3 weeks prior to occupancy and accompanied by the following:*
 - (a) *Grade Level Certificate – Location of structure, designed grade elevation, and existing elevations.*
 - (b) *Surveyor's Real Property Report or Surveyor Certificate – Location of the permanent above ground structure relative to property boundaries, location and description of visible encroachments, the linear measurements of the property boundaries.*
 - (c) *Pre-occupancy inspection from the Building Inspector.*
- (4) *Move in prior to obtaining an approved occupancy permit from the Town will result in forfeiture of the occupancy deposit for the homebuilder and further action against the occupant.*
- (5) *Final inspection must be called for and obtained with deficiencies corrected before occupancy can occur.*
- (6) *The required occupancy deposit will be refunded along with the Development Officer's issuance of an occupancy permit.*
- (7) *The occupancy permit will be the final inspection report by the Town indicating "occupancy approved" or "OK to move in."*

2.12 Moving Of Buildings

No building shall be moved within or into or out of the area covered by this Bylaw without the building being inspected by and obtaining a Development Permit from the Development Officer.

2.13 Demolition of Buildings

No building shall be demolished without first obtaining a Development Permit from the Development Officer. Such Permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted, and the proposed use is in conformity with this Bylaw. A separate Development Permit is required for any redevelopment of the site.

2.14 Temporary Development Permits

- (1) The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations or asphalt plants.*
- (2) Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a temporary residence, construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.*

2.15 Development Agreements

- (1) Council may request a developer to enter into a development agreement to ensure development conformity with the Official Community Plan and this Bylaw, pursuant to Section 171 to 176 inclusive, The Planning and Development Act, 2007.*
- (2) A development agreement is mandatory for approval of an accessory dwelling or secondary suite.*

2.16 Servicing Agreements

- (1) Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to The Planning and Development Act, 2007.*
- (2) Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.*

- (3) *In accordance with Sections 172 to 176 inclusive, The Planning and Development Act, 2007, the agreement may provide for:*
- (a) *The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing;*
 - (b) *The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.*
 - (c) *The payment of levies and charges as outlined above, shall be in the amount prescribed in the Development and Planning Fee Bylaw for the Town.*

2.17 Performance Bonds

Council may require a developer, including host owners of property where an accessory dwelling is located, to post and maintain a performance bond to ensure developer performance and to protect the public interest.

2.18 Liability Insurance

Council may require developers to provide and maintain liability insurance to protect the Municipality, developer and public.

2.19 Interests

Council may require that development servicing agreements and other documents may be registered as an interest against the title to the affected lands, to protect municipal and public interests.

2.20 Contract Zoning

- (1) *Council may enter into an agreement or contract respecting the rezoning of land in accordance with the guidelines established by the Official Community Plan on contract zoning.*
- (2) *Council may in the agreement include but not limited to:*
 - (a) *A description of the proposal;*

- (b) Reasonable terms and conditions with respect to the uses of the land and buildings or forms of development;
 - (c) The site layout and external design including parking areas, landscaping, and access and egress;
 - (d) A time limit in which the development must occur in accordance with the agreement, otherwise the site will revert to the previous zoning classification; and
 - (e) That on the rezoning of the land none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limit prescribed in the agreement.
- (3) Council may require the payment of a performance bond prior to execution of the agreement for rezoning to assure that the terms of the agreement are implemented.
- (4) The rezoning agreement will not be signed until the public has had an opportunity to examine the proposed rezoning through a public notice. Public notice and review will be in accordance with the procedure and public notification process provided in Part X of The Planning and Development Act, 2007. Final reading of the amending bylaw will be subject to the signing of the agreement. The amendment of the Zoning Bylaw shall take effect upon registration of the interest as contained in Section 1.12 (5).
- (5) As required by The Planning and Development Act, 2007, an interest will be registered with Information Service Corporation against the lands affected by the agreement binding the owner of the land and future landowners to the agreement.
- (6) The Council may, on application by the person who entered into an agreement pursuant to this Section or by any subsequent owner of land to which the agreement pertains:
- (a) Vary the agreement.
 - (b) Enter into a new agreement.
 - (c) Extend any time limit prescribed in an agreement.
- (7) The Council may declare a contract or agreement void where:
- (a) Any of the land or buildings are developed or used contrary to the provisions of the agreement; and/or
 - (b) The development fails to meet a time limit prescribed by an agreement.
- (8) Where Council voids a contract or agreement, the Zoning District of land reverts to the District in which it was before rezoning by contract.
- (9) Where the Council voids an agreement pursuant to this Section, Council will:
- (a) Give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the Municipality; and
 - (b) Withdraw the interests registered in connection with the agreement.
- (10) The symbol "C" will be attached to the appropriate Zoning District designation for the property in order to identify land that is zoned by an agreement.

2.21 Minor Variances to the Zoning Bylaw

- (1) *Minor variances are not allowed within any Zoning District within this bylaw. Amended by Bylaw No. 605-16 Approved on October 17, 2016.*

2.22 Enforcement, Offences and Penalties

2.22.1 Cancellation

- (1) *Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:*
- (a) *Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information;*
 - (b) *Where new information is identified pertaining to environmental protection, flood potential, or slope instability;*
 - (c) *When a developer requests a development permit modification; and/or*
 - (d) *When a development with a valid development permit and/or building permit is been carried out in contravention of this bylaw. Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.*

2.22.2 Stop-Work

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this Bylaw.

2.22.3 Interpretation

- (1) *Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.*
- (2) *All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.*

2.22.4 Offences and Penalties

Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties in The Planning and Development Act, 2007.

2.22.5 Inspection of Premises

The Development Officer, or any official or employee of the Municipality acting under their direction or Building Official, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this Bylaw are not being complied with, and for the purpose of carrying out their duties under this Bylaw in accordance with Section 242 of The Planning and Development Act, 2007.

2.22.6 Bylaw Compliance

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

2.22.7 Order by the Development Officer

- (1) Where the Development Officer has determined that a violation of this Bylaw has occurred, the Development Officer may issue an order to correct the violation pursuant to Section 242 of The Planning and Development Act, 2007.*
- (2) The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following: discontinue the development, alter the development so as to remove the contravention, restore the land, building or premises to its condition immediately prior to the development or form of development, and complete the work necessary to comply fully with the Zoning Bylaw.*
- (3) The order shall specify the time when the actions required by Clause (2) are to be complete and shall advise of the rights of appeal.*
- (4) 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.*
- (5) The Development Officer may apply to the Court of Queen's Bench to enforce the order, or the order as amended by the Development Appeal Board or the Saskatchewan Municipal Board on an appeal.*
- (6) Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in The Planning and Development Act, 2007.*

2.23 ZONING AMENDMENTS

The Zoning Bylaw amendment process is a mechanism by which the Town may, from time to time, bring this Bylaw into conformity with the Official Community Plan or respond to changing conditions or needs of the Town.

The process described in this Section shall apply to amendments to the text of the Zoning Bylaw and Zoning Maps.

- (1) An amendment to the Zoning Bylaw may be initiated by any of the following:
 - (a) Any member of the general public upon application to the Development Officer;*
 - (b) The Development Officer;*
 - (c) The Town Manager; or*
 - (d) The Town Council.**
- (2) Where a Zoning Bylaw amendment is sought by a member of the general public, the applicant shall meet with Town Administration prior to submitting the application, to discuss informally:
 - (a) The requirements of this Section and the Zoning Bylaw in general; and*
 - (b) The nature of the proposed amendments.**
- (3) Every request for a Zoning Bylaw amendment shall:
 - (a) Be made to the Development Officer in a form provided by him or her; and*
 - (b) Be accompanied by:
 - (i) A reference or copy of the portion of the current provision of the Bylaw which is proposed to be amended;*
 - (ii) A statement of the text which is to be substituted;*
 - (iii) A written justification of the amendment, and why the application of the proposed zone or text is necessary;*
 - (iv) An impact report outlining:
 - the relationship and compliance with the Official Community Plan or a Neighbourhood Plan or concept plan adopted by Council;*
 - traffic and public transit impacts;*
 - impacts on and service requirements for water, sewage, and other utilities;*
 - potential effect on stability, retention and rehabilitation of existing land uses in the area, where applicable;*
 - an assessment of impact on community services such as parks, recreation, fire and health.**
 - (v) The staging, implementation schedule, and duration of construction for any proposed development associated with the amendment;*
 - (vi) A copy of the current certificate(s) of title for the lands affected; and*
 - (vii) Written consent to the application from the property owner(s) where necessary.***
- (4) In reviewing the application, Administration shall evaluate the application and prepare the report to Council based on the following factors:*

- (a) Consistency with the general objectives and policies of the Official Community Plan, The Planning and Development Act, 2007, The Subdivision Regulations, 2014 and The Statements of Provincial Interest;*
 - (b) Consistency with the objectives and policies of any applicable special study for the site, area or neighbourhood, with emphasis on:
 - (i) Land uses;*
 - (ii) Intensity of development; and*
 - (iii) The provision and availability of public facilities and services;**
 - (c) Consistency with the purposes and intents of the zones expressed in this Bylaw;*
 - (d) Potential adverse impact on:
 - (i) Adjacent property;*
 - (ii) The character of the neighbourhood;*
 - (iii) The environment;*
 - (iv) Traffic;*
 - (v) Parking;*
 - (vi) Public right-of-way; and*
 - (vii) Other matters affecting public health and safety;**
 - (e) Suitability of the land for the proposed development.*
- (5) Subject to The Planning and Development Act, 2007; Council shall review the recommendation of Administration and may:*
- (a) Request further information from Administration, the Development Officer, or the applicant;*
 - (b) Approve the proposal as originally proposed;*
 - (c) Approve the proposal with modifications as recommended by Administration; or*
 - (d) Deny the proposal.*

3 GENERAL REGULATIONS

3.1 All Zoning Districts

The general development regulations of this Section apply in all Zoning Districts. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.

3.1.1 Licenses, Permits, and Compliance with Other Bylaws

- (1) Development must comply with the provisions of this Bylaw, whether or not a permit has been issued for the development.*
- (2) Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Town of White City or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Town of White City. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.*

3.1.2 Number of Principal Buildings Permitted on a Site

Not more than one principal use shall be established and not more than one principal building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, community centres, approved commercial building groups or shopping centres, nursing homes, senior citizen homes, and approved dwelling groups.

3.1.3 Principal Use Established

In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

3.1.4 Multiple Uses

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use



shall be complied with, but no dwelling shall be located within 3.0 metres of any other building on the site except to a building accessory to such dwelling.

3.1.5 Multi Parcel Sites

- (1) Where a multi parcel site is used for one development, a proposal to separate the parcels into two or more sites requires a development permit for each of the resulting sites.*
- (2) No development permit may be issued for a development creating more than one site as described in Clause (1) unless each of the sites will comply with the Bylaw with respect to the requirements of the District in which it is located.*

3.1.6 Non-conforming Buildings and Non-conforming Sites

Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Sections 91 to 93 of The Planning and Development Act, 2007. These rights are subject to the following:

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

3.1.7 Non-conforming Uses

- (1) Where a use or intensity of use is being undertaken for part of a site or part of a building that conform to the bylaws in effect before this Bylaw or before an amendment to this Bylaw, that use may be continued.*
- (2) The use may not be enlarged, not relocated, or the part of the building housing the use may not undergo structural alteration as long as the use is continued, as provided for in Sections 89 and 90 of The Planning and Development Act, 2007. Any portion of the property or building may undergo development or reconstruction of the building for a use that does conform to the Bylaw.*

3.1.8 Established Building Lines

Where a front building line in a Residential District has been established by existing buildings in a block and is less than the specified front yard requirement, the required front yard is reduced for new construction according to the following principles:

- (a) Where the new building is to be constructed on a corner site it shall not be located further into the required front yard than a legal principal building on the abutting interior site;*

- (b) *Where the building is to be constructed on an interior site it shall not be constructed further into the required front yard than the average of the encroachments of principal buildings into the required front yard on the two abutting sites;*
- (c) *Where the abutting site is vacant, or the building has more than the required front yard the encroachment into the required front yard shall be considered to be zero; and*
- (d) *Existing buildings where legally built are conforming with respect to the established building line.*

3.1.9 Grading and Levelling of a Site

Any site proposed for development including the adjacent ditch areas shall be graded and levelled at the owner's expense as is necessary to provide for adequate surface drainage. The drainage shall not adversely affect adjacent property, and shall comply with the requirements of the Town of White City respecting design and location of flow from the property and with the lot grading and landscaping requirements as stated in Section 3.2 of this bylaw.

3.1.10 Water Supply and Waste Disposal

- (1) *Subject to the Acts and Regulations administered by the Ministries responsible for Health, Environment and the Water Security Agency, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.*
- (2) *Every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system at the owner's expense, except where the use of a private septic and water supply is authorized in a particular zone.*

3.1.11 Metric Conversion

Where a building was constructed or a site created under a bylaw using the Imperial System of Measurement, a standard under that bylaw that was converted and rounded to an approximate metric measure in a subsequent bylaw, shall be deemed equivalent for the purpose of regulation of that site or building.

3.1.12 Geotechnical Analysis

If a proposed development is to be located on a site that may be subject to slumping, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, Council may require that a geotechnical report be completed and approved by a Professional Engineer in the Province of Saskatchewan, in order to make an informed decision and as a condition of the issuance of the development permit. The report shall indicate the suitability of the site, or sites, for development and any remedial measures required to ensure

*Amended
clause (2)
by Bylaw
No. 628-18
Approved
on Sept 24,
2018.*

suitability or to ensure that the natural resource base is not irreparably altered. Remedial measures may be specified as conditions in the development permit.

3.1.13 Satellite Dish, Radio Tower or Television Antenna for Personal Use

The installation and operation of a free standing satellite dish, radio tower or television antenna and its supporting structure intended for personal use is permitted in all zoning districts provided that such structures are not located in any front yard or in the case of a corner site, in any portion of the side or rear yard which is within 3 metres of the side site line adjacent to a street.

3.1.14 Corner Visibility Triangles

On a corner lot in any district, no hedge, planting, tree, fence or other structure not being a building shall be erected, placed, or maintained within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points which are 6.0 metres distant from the point of intersection, measured along said property lines, to a height greater than 1.0 metres.

3.1.15 Attached Covered Patio or Deck

- (1) An attached covered patio or deck, as defined in this bylaw, shall be subject to a development permit issued by the Development Officer.
- (2) Any attached covered patio or deck shall be considered as part of the main building and shall be subject to the regulations for the main building.
- (3) Notwithstanding any other section of this bylaw, any covered patio or deck may project 3 metres into any required rear yard.
- (4) Attached covered patios or decks shall comply with all relevant requirements of the National Building Code, the White City Building Bylaw or any other applicable codes and regulations.

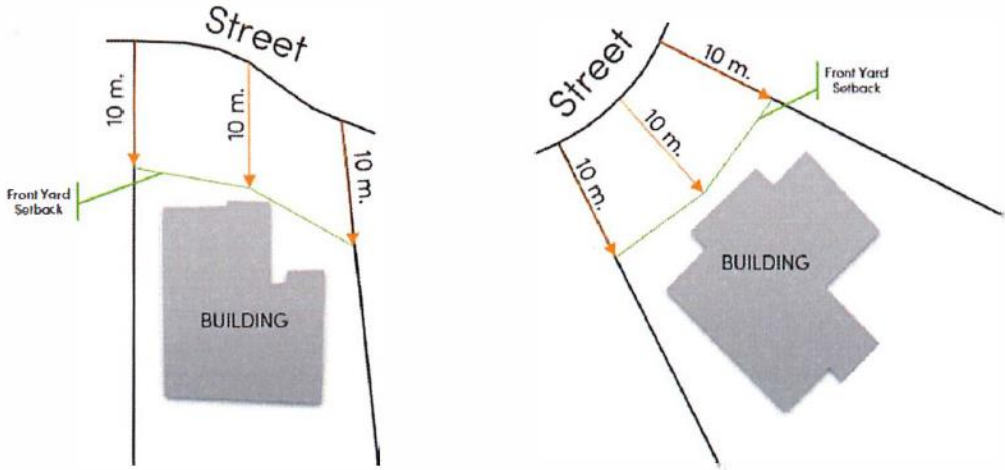
3.1.16 Permitted Yard Encroachments *Amended by Bylaw No. 605-16 Approved on October 17, 2016.*

- (1) Where minimum front, side or rear yards are required in any zoning district, permitted yard encroachments shall follow the regulations as described in Section 5 and specifically those within each Zoning District.
- (2) Overall cantilever's area shall not exceed 4% of building floor area. Cantilever projections shall not be allowed immediately beside a projection of an adjacent dwelling.

3.1.17 Irregular Lots or Sites *Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.*

- (1) Irregular lots or sites are permitted at Council discretion in all Districts.
- (2) For irregular lots, the front yard setbacks shall be measured by the intersection of the two points of the projection of the required setback along each property line measured from the street and an additional measurement of the projection of the required setback at the approximate midpoint of the property and its intersection with the street, as shown below.

*Amended
by Bylaw
No. 634-18
Approved
on Jan. 14,
2019.*



- (3) Minimum required frontage for irregular lots may be measured at the minimum front yard setback requirement of the same District.
- (4) Notwithstanding the provisions of clause (3) above, the Development Officer has the right to request the minimum required frontage to be met at the property line (not different than a rectangular lot) for those cases where future building or development of the proposed lot or site may be limited by a reduced frontage at the property line.

3.1.18 Restoration to a Safe Condition

Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this Bylaw.

3.1.19 Restrictions on Changes

- (1) The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected, and no land shall be severed from any site, if such change, erection or severance creates a situation that contravenes any of the provisions of this Bylaw applicable to each individual remaining building, accessory building, site, or lot.

- (2) Notwithstanding the provisions of clause (1) of this subsection, no person shall be deemed to have contravened any provision of this bylaw if only part or parts of any site or lot has, or have, been conveyed to, or acquired by, the Municipality or the Province of Saskatchewan for a public work.

3.1.20 Uses Permitted In All Zoning Districts

- (1) Nothing in this Bylaw shall prevent the use of any land as a public street or public park.
- (2) Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.
- (3) Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works provided that such use, building, or structure shall be in substantial compliance with the relevant provisions of this Bylaw and shall not adversely affect the character or amenity of the neighbourhood in which the same is located.

3.1.21 Site Development Regulations for Development Near Water Sources

- (1) If the proposed development will be within 150.0 metres of any public well or private or public dam which is licensed by the Water Security Agency (WSA), and identified in the Official Community Plan, Council may also require additional information from the applicant to ensure that the existing water supplies will not be jeopardized.
- (2) Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional who is competent to assess the suitability of the site for a development and that the development is suitable with respect to the required mitigation measures to develop in areas of high water table, near public wells, waste disposal sites or a private or public dam which is licensed by the WSA, and identified in the Official Community Plan.



3.1.22 Lighting of Sites

- (1) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.
- (2) Lighting must be considered as a system: an efficient lamp must also be used with an efficient fixture. It is also important that the fixture perform effectively for the intended environment. Lighting must be reasonably uniform for specific applications, with low glare properties and to ensure that there are adequate and even light levels across interior roadway and parking areas. Good colour rendering may be necessary, so lamp selection is critical.
- (3) All developments should ensure an optimum level of natural surveillance by following the principles of CTED.

3.1.23 Landscape Buffers

- (1) Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Landscape buffers, where required to separate uses from adjacent properties may require a minimum 1.0 metre vegetative landscape buffer, unless a fence is required for other reasons.
- (2) Primary entrances into the Town, significant residential development gateways and parking lots abutting major roads will require a landscape buffer.
- (3) Notwithstanding any other provisions in this Bylaw, where buffers are required for greenways trails, parks and landscaped areas, they shall be required to reflect the character and intent of the Official Community Plan.
- (4) No person shall plant or place, or cause or permit the planting or placing of trees within municipal buffers or public reserve lands. *Amended by Bylaw No. 605-16 Approved on October 17, 2016.*

3.1.24 Height of Buildings

- (1) Where a maximum height of buildings is specified in any District, the maximum height shall be measured at the front of the building from the finished grade level to the highest peak of the roof on the building exclusive of any chimney or antenna.
- (2) In any Zone, the following features shall not be considered for the purpose of height determination: chimney stacks, either free-standing or roof mounted, steeples, belfries, domes, or spires, monuments, elevator housings, roof stairways, entrances, water or other tanks, ventilating equipment, skylights, fire walls, parapet walls, receiving or transmitting structures, masts, flag poles, clearance markers or other similar erections.

3.1.25 Closings

In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the zoning district of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zoning districts, the new district boundaries shall be the former centre line of the closed street or lane.

3.1.26 Railway Crossings and Sight Distances

- (1) *Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres (150.92 feet) of the point of intersection of the centre line of both the railway and the street.*
- (2) *As identified and suggested on the Guidelines for New Development in Proximity to Railway Operations, The Federation of Canadian Municipalities and Railway Association of Canada of May 2013; the standard recommended building setbacks for new residential development in proximity to railway operations are as follows:*
 - (a) *Freight Rail Yard: 300 metres*
 - (b) *Principal Main Line: 30 metres*
 - (c) *Secondary Main Line: 30 metres*
 - (d) *Principal Branch Line: 15 metres*
 - (e) *Secondary Branch Line: 15 metres*
 - (f) *Spur Line: 15 metres*

3.1.27 Private Garages, Sunrooms, Solariums, and Greenhouses

Private garages, carports, sunrooms, solariums, and greenhouses attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

3.1.28 Swimming Pools

- (1) *Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use to permitted uses in the residential districts, or a motel/hotel in the highway commercial district in the side yard or rear yard of any lot if:*
 - (a) *No part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot; and*
 - (b) *The maximum height of such pool is 1.2 metres above the average finished grade level of the ground adjoining the pool and to within 4.5 metres of such pool; and*
 - (c) *Every swimming pool shall be enclosed by a non-climbable fence of at least 1.8 metres in height and not more than 10 cm from the ground, and located at a distance of not less than 1.5 metres from the pool with a lockable gate, equal in height to the fence; and*

(d) Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool and shall:

- (i) have a minimum side yard of 1 metre if detached from the principal building and have a minimum distance of 1.2 metres from the principal building.
- (ii) have a minimum side yard of 1.5 metres if attached to or abutting the principal building.

- (2) Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions in the applicable zoning districts in Section 5 of this Bylaw, respecting accessory buildings.
- (3) Swimming pools, which are permitted as accessory uses in residential districts, shall comply with provisions in the applicable zoning districts in Section 5 of this Bylaw respecting accessory buildings.

*Amended
by Bylaw
No. 634-18
Approved
on Jan. 14,
2019.*

3.1.29 Private Wells

- (1) Properly designed and maintained private wells are permitted in all districts. Private wells shall be properly developed as to not provide a direct path for contaminants to reach groundwater and to protect underlying aquifers.
- (2) No connection, cross connection, or condition may be installed, or be allowed to exist which could, under any conditions, cause or allow a potable water supply system to be contaminated, polluted, or infected by a private water well.
- (3) No private water supply shall be interconnected with a public water supply system.

*Amended
by Bylaw
No. 645-19
Approved
on Nov. 18,
2019.*

3.1.30 Wind Turbines

Wind turbines shall be prohibited within all Districts.

3.1.31 Accessory Uses and Buildings

- (1) A use shall be accessory to a permitted or discretionary use which is a principal use on the site, if such use complies with the definition of accessory in this Bylaw.
- (2) Accessory uses and buildings are permitted in a District when accessory to a principal use which is a permitted use in that same District and for which a Development permit has been issued.
- (3) Accessory uses and buildings are discretionary in a District when accessory to a principal use which is a discretionary use in that same District and for which a development permit has been issued.
- (4) Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage

or a corridor or passageway connecting the buildings, it is a part of the principal building and is not an accessory building.

- (5) An accessory building or structure on a corner site in any District, shall be subject to the front setback requirements for the site as the related Zoning District.*
- (6) Notwithstanding the foregoing, no sign may be approved as an accessory use. Signs may only be approved as a use if they are listed as a use in a Direct Control Provision or if they are a permitted or discretionary use in the District.*

3.1.32 Development Standards for Discretionary Uses

- (1) In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
 - (a) site drainage of storm water;*
 - (b) the location of buildings with respect to buildings on adjacent properties;*
 - (c) access to, number and location of parking and loading facilities;*
 - (d) appropriate space for vehicle movement in order to reduce disruption of traffic flows on adjacent roadways;*
 - (e) control of noise, glare, dust and odour;*
 - (f) adequate receptacles for refuse and litter shall be supplied;*
 - (g) landscaping, screening and fencing to buffer adjacent properties.**

3.2 Lot Grading and Landscaping

Lot Grading

3.2.1 Lot Grading General Purpose

The purpose of lot grading is to provide optimum drainage away from buildings for the benefit of property owners and to regulate surface drainage on private and public land.

3.2.2 Lot Grading Applicability

The provisions of an Approved Lot Grade Level Certificate, in accordance with this Bylaw, shall be one condition of the issuance of an Occupancy Permit pursuant to Section 2.11.4 for any development in all or any Zoning District. No landscaping should be undertaken prior to obtaining an Occupancy Permit with the respective Approved Lot Grade Level Certificate.

3.2.3 Lot Grading Plan and Content

- (1) Lot Grade Level Certificates should include the location of structure, designed grade elevation, and existing elevations.*
- (2) The Town will not approve any Grade Level Certificates where the grades are higher than the designed grade elevation as per Approved Subdivision Grading Plan.*
- (3) Variance up to 3 inches below proposed elevation as per Approved Subdivision Grading Plan will be reviewed by the Town on an individual basis.*
- (4) Should the Grade Level Certificate not meet the Approved Subdivision Grading Plan the applicant will have to adjust the grades and re-submit a new Grade Level Certificates at their expense.*
- (5) Construction during the winter will have a deadline of April 30 to submit Grade Level Certificates, and at that time the Development Officer may issue a temporary occupancy permit.*

3.2.4 Lot Grading General Requirements

- (1) Every developer and/or builder is responsible for informing an owner of a parcel or lot that the owner cannot undertake landscaping of the parcel or lot that is contrary to the Approved Subdivision Grading Plan and designed grade elevation.*
- (2) Responsibilities for Lot Grading and Drainage in subdivision design and development:*
 - (a) The Developer of the subdivision is responsible for:*
 - The proper design and construction of the “drainage infrastructure” including all underground and overland facilities within the drainage easements such as storm water inlets, lawn basins and/or catch basins, manholes, onsite infiltration systems and drainage swales in the case of overland flows.*
 - Grading the whole property to rough grade elevations as per the Approved Subdivision Grading Plan including the construction of drainage swales within drainage easements and any other facilities such as water detentions ponds.*
 - Registering Subdivision Grading Plan with Land Titles.*
 - (b) The Builder is responsible for:*
 - Fitting the house as close as possible to the overall lot grading plan in order to minimize any drainage problems.*
 - Ensuring that no changes are made to the “drainage infrastructure” or drainage swales within easements.*
 - Any surplus soil that is excavated for foundation must be hauled off site and disposed of in an approved location.*
 - Ensuring that the water from the roof drains is discharged towards the drainage swales along property lines and prevent the runoff from entering the neighbour’s property.*
 - Ensuring the grading of the whole property is to the designed elevations in the Approved Subdivision Grading Plan and maintaining these designed elevations.*

- *If applicable, ensuring that driveways are designed and placed according to the Approved Subdivision Grading Plan to include the proper measures that optimize the overall drainage.*
- (c) *The Homeowner is responsible for:*
- *Ensuring that the run off from each individual property and the corresponding ditch is controlled and directed to the approved overall drainage system; not into the neighbour's property, which could potentially cause damage.*
 - *Ensuring final grading of the whole property to the designed elevations in the Approved Subdivision Grading Plan.*
 - *Maintaining the designed elevations as per the Approved Subdivision Grading Plan, easement swales and keeping lawn basins including the ditch areas, free of debris and leaves or any other type of material such as rocks and wood chips that may present a hindrance to the overall drainage system. Swales are designed and used to direct water toward the street, side yard or back of the property and into the nearest catch basin, where the run off enters the Town's drainage system. Grassed swales provide good filtration and sediment control.*
 - *Ensuring full functioning of the drainage system when performing property improvements and landscaping. Any problems will ultimately be the homeowner's responsibility.*
 - *Ensuring that driveways, walks, terraces or retaining walls are designed and placed according to the Approved Subdivision Grading Plan to include the proper measures that optimized the overall drainage, such as swales, drains or any other approved method.*

Ditch Landscaping and Maintenance

3.2.5 Ditch Landscaping and Maintenance Requirements Amended by Bylaw No. 591-15 Approved on Sept 8, 2015

- (1) *Property owners who purchase a vacant lot will be required to deposit for ditch maintenance and installation of culvert where necessary for their property, in the amount of \$400.00, at the time of obtaining a building permit for their house.*
- (2) *The Development Officer will refund the deposit upon the seeding or sodding of the ditch area adjacent to the property, in the season following when the house construction began, and a required culvert, swale or drain as approved is properly installed in the driveway.*
- (3) *Ditch area landscaping is the sole responsibility of the homeowner and shall be landscaped using grass only.*
- (4) *Ditch designed elevations as per the Approved Subdivision Grading Plan shall be maintained at all times. Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.*

3.3 Excavation, Stripping and Grading

- (1) For the purpose of this Section, “Excavation” shall mean excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, top soil stripping, and construction of artificial bodies of water.
- (2) A person wishing to excavate, strip or grade land shall make an application for excavation, stripping and grading approval to the Development Officer.
- (3) A person wishing to excavate, strip or grade land shall provide the following details in their application:
 - (a) The location and area of the site on which the excavation, stripping or grading is to take place;
 - (b) The existing land use and vegetation;
 - (c) The type and dimensions of the excavation to be made, and the effect on existing drainage patterns; and
 - (d) The condition in which the excavation is to be left when the operations are complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action that is to be taken for restoring the condition of the surface of the land to be affected, for preventing, controlling or lessening the creation of erosion or dust from the land, and for preventing any siltation or erosion into any surrounding water courses.
- (4) The Development Officer shall consider every application for a permit to excavate land, and shall not issue a permit unless they are satisfied that:
 - (a) The operation shall be carried out so as to create a minimum of dust and environmental disturbance;
 - (b) The operation is one that, in the opinion of the Development Officer, is reasonably necessary for the use and development of the land in question, considering the need for preservation of prime agricultural land, the need for natural preservation, and the future need for soil on the site;
 - (c) The operation shall not destroy, disturb, or alter any historical resource designated in accordance with the Saskatchewan Heritage Property Act; and
 - (d) The operation shall not sterilize the site for future development.
- (5) The Development Officer may require, as a condition of issuing a permit to excavate land, that the applicant take the precautions and follow the methods prescribed by the Development Officer for the prevention or control of dust or any other nuisance caused by the proposed operation, and for the reclamation of the site if required.

3.4 Bare Land Condominium

- (1) A bare land condominium project must comply with all the general regulations of this Bylaw and with the regulations of the applicable zone such that each bare land condominium unit is to be treated in the same respect as a lot.

- (2) *An application for a bare land condominium project shall include a comprehensive site plan, in accordance with Section 4 of Chapter 14 (Neighbourhood and/or Concept Plans) of the Official Community Plan.*
- (3) *In the case where a bare land condominium subdivision is served by a private roadway, the following shall apply:*
 - (a) *A private roadway includes a lot, bare land condominium unit, common property or portion of common property that may be created for the purpose of vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the roadway;*
 - (b) *For the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in above clause, shall be deemed to be the same as a "public roadway";*
 - (c) *The private roadway must allow for the safe and efficient movement of emergency vehicles and be designed to a standard acceptable to the Town of White City and/or Subdivision Approving Authority;*

3.4.1 Garage and Yard Sales

- (1) *Garage or yard sales do not require a development permit and may be undertaken on any site in a Residential and Commercial District provided the sale is conducted by a resident of the dwelling on the subject site, or by a non-profit group associated with a place of worship, public school, community association, or other similar group or organization.*
- (2) *No more than four sales may be conducted from one site in one calendar year, and any one sale may not last more than three consecutive days.*

3.5 Special Land Use Provisions

This section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the respective District.

3.5.1 Modular Homes/Ready-To-Move (RTM) Homes

- (1) *All Modular/RTM homes shall:*
 - (a) *Be placed on a permanent, concrete foundation;*
 - (b) *Be multi-modular, with the width approximately equivalent to the length; and*
 - (c) *have architectural features similar or complementary to adjacent and nearby homes.*
- (2) *Modular/RTM homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.*
- (3) *All other requirements of this Bylaw apply.*

3.5.2 Bed-and-Breakfast Homes

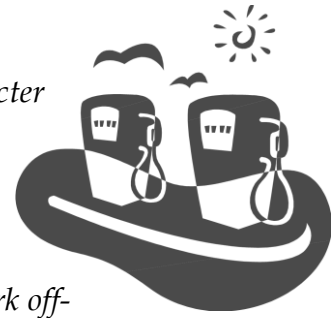
- (1) *Bed-and-breakfast homes shall be located in a single detached dwelling used as the operator's principal residence.*
- (2) *Bed-and-breakfast homes shall be licensed by the Ministry of Health and shall have a fire safety inspection report issued prior to occupancy as a bed-and-breakfast home.*
- (3) *In issuing discretionary use approval for a bed-and-breakfast home, Council may specify the maximum number and specific location in the dwelling of approved guest rooms. Any increase in number of guest rooms shall require a new discretionary use approval.*
- (4) *One off-street parking space shall be provided and available to the use of the guest for each guest bedroom in the bed-and-breakfast home, in addition to any off street parking used for the operator of the facility.*
- (5) *One sign identifying the bed-and-breakfast home in accordance with the standards for a sign identifying a multiple unit dwelling is permitted.*
- (6) *Council will consider applications with respect to the following criteria:*
 - (a) *The proposed structures are suitable and comfortable for the proposed development.*
 - (b) *There is adequate space on the site for the proposed facility.*
 - (c) *There are appropriate levels of access to the site and off street parking is available for the users of the facility and for the operator.*
 - (d) *The development will complement adjacent residential uses.*
 - (e) *Use as a bed-and-breakfast home, will be considered an asset in the preservation of heritage buildings.*



3.5.3 Home Based Business

- (1) *Where allowed as a discretionary use, a home based business may be located in a dwelling used as the owner's residence, or in a building accessory to the dwelling.*
- (2) *A home based business shall clearly be secondary and ancillary to the use of a dwelling unit as a private residence.*
- (3) *A home based business shall not cause a variation in the residential character and appearance of the dwelling, accessory residential building, or property; except for permitted signs.*
- (4) *A home based business shall be conducted entirely within the dwelling or accessory building. Client contact and services may only occur within the principal building.*
- (5) *A home based business shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, radio interference, or disturbance between the hours of 10 p.m. and 8 a.m., that would be disruptive to the surrounding residential uses.*
- (6) *A home based business shall not require the parking of more than two client vehicles at any time. Off street parking shall be provided on site for any resident vehicles.*

- (7) *The home occupation shall not have any exterior display, outdoor storage of materials, or exterior variation from the residential character of the residence or its accessory building.*
- (8) *Persons employed within the dwelling in the home based businesses shall be full time residents of the dwelling. Council may, in its approval, provide for up to two other persons employed by the home based business where such persons are employed to work off-site.*
- (9) *No more than 25% of the gross floor area of the principal building, and 50% of the gross floor area of an accessory building shall be used for the home based business.*
- (10) *A home based business that is operated contrary to the terms and conditions of the development permit issued by council, except as the permit may be modified by an appeal pursuant to The Planning and Development Act, 2007, is not permitted, and may not continue until the deficiency is corrected.*
- (11) *The discretionary use approval for a home based business shall cease to be valid when the operation ceases in accordance with Section 1.8.1, or where the operator relocates to another site. A new discretionary use approval is required before the home based business may restart operation.*



3.5.4 Service Stations and Gas Bars

- (1) *Fuel pumps and accessory equipment, including any fuel sales kiosk on a pump island, shall be located at least 6 metres from any street or other property boundary.*
- (2) *All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.*
- (3) *All business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator.*
- (4) *The Development Officer may specify in the issuing of a development permit, as a special condition of the development permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting streets or lanes.*

3.5.5 Residential Care Homes

- (1) *Where allowed as a discretionary use, a residential care home may be developed in a single detached dwelling building, subject to obtaining a provincial licence, pursuant to the particular act under which the home is proposed to operate.*
- (2) *The residential care home shall maintain the single detached residential character of the property consistent with the neighbourhood.*

- (3) *A residential care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located.*
- (4) *The operator of the residential care home shall be a permanent resident of the dwelling licensed as a residential care home.*
- (5) *The operator shall ensure that adequate supervision and care is available at the home at all times.*
- (6) *In approving a residential care home, Council may specify the maximum number of clients that may be cared for in a residential care home but in no case shall the number exceed 5 persons.*
- (7) *Council will consider applications with respect to the following criteria:*
 - (a) *The structures are suitable and comfortable for the proposed development, and provide for the appropriate level of supervision;*
 - (b) *There is adequate space on the parcel for the proposed facility;*
 - (c) *There are appropriate levels of off street parking for the residents of the facility and the operator; and*
 - (d) *The concentration of residential care homes will not exceed 2 facilities per residential block, and the home will complement adjacent residential uses.*

3.5.6 Family Child Care Home

- (1) *A family child care home may be located in a detached dwelling, a semi-detached dwelling or a townhouse.*
- (2) *A family child care home shall provide at least 3.25 m² of fenced on-site outdoor play space for each child present in the facility at any one time.*
- (3) *The number of children under care or supervision in a family child care home shall not exceed five, including the children under 13 years of age who are residents of the dwelling.*

3.5.7 Day Care Centres

- (1) *Child day care centres and pre-schools may be approved as an accessory use or as a principal use. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.*
- (2) *Child day care centres or pre-schools which are located in residential districts shall provide at least 3.5 m² of fenced on-site outdoor play space for each child present in the facility at any one time.*





(3) Required parking spaces may be located in a required front yard. Additional parking spaces may be permitted where the site has no access to a lane.

(4) In addition to the development standards contained within the zoning district, all other relevant sections of this Bylaw shall apply to the review and approval of day care centres and pre-schools which are listed as discretionary uses.

3.5.8 Public Utilities and Municipal Services

(1) Development permits shall be required for any service provider. Municipal and Public works are exempt from requiring a permit. Public utilities except solid waste disposal, liquid waste disposal and clean fill sites, unless otherwise specified by this Bylaw, shall be exempt from the provisions of every Zoning District.

(2) Public utility uses shall conform to the site size frontage and setback requirements of each Zoning District if possible. Notwithstanding the foregoing, public utility uses may be exempted from all zoning standards by resolution of Council.

(3) All provincial and municipal zoning requirements, Official Community Plan and other municipal bylaw requirements shall be met.

(4) Protective, emergency, municipal services and other public works and facilities may be established in all zoning districts.

3.5.9 Communications Towers or Facilities

(1) Communication towers or facilities proposed may be erected in any zoning district but shall be subject to appropriate public consultation processes as established by Council.

(2) Towers as an Accessory Use;

(a) Towers shall be located in the rear yard with a minimum side yard and minimum rear yard of 7.5 metres.

(b) All towers shall be enclosed by a protective fence at least 3.0 metres in height if no locked anti-climbing device is installed on the structure.

(c) Towers shall have no more than two antennas; the height shall conform to the maximum allowable height as stated hereinafter.

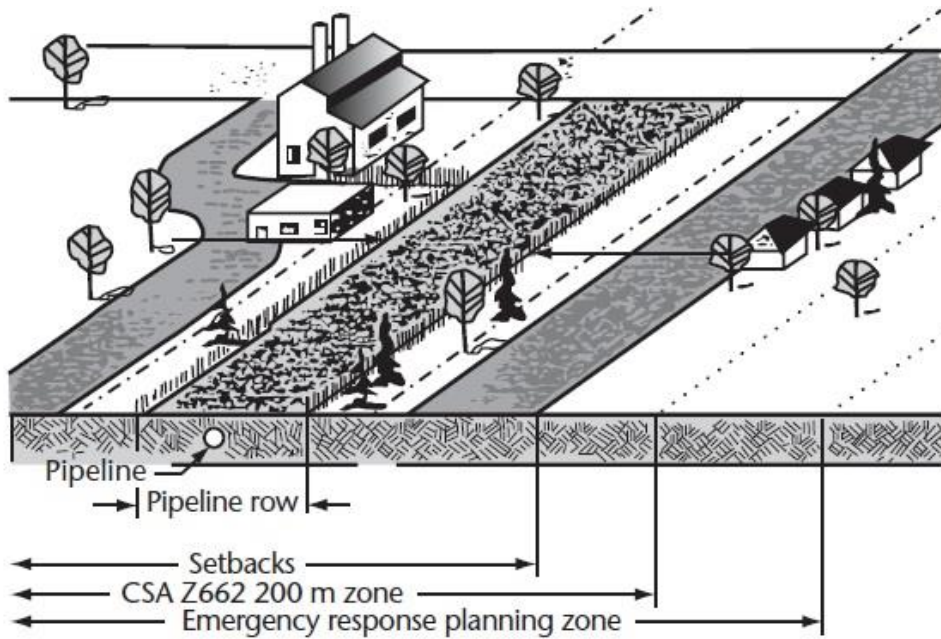
(d) All applications for erecting a tower will contain documentation certifying the structural safety by a certified Saskatchewan Professional Engineer, and proof of liability insurance.

(e) Towers and any additions extending from the top of the tower shall not exceed the following (municipal buildings are exempt).

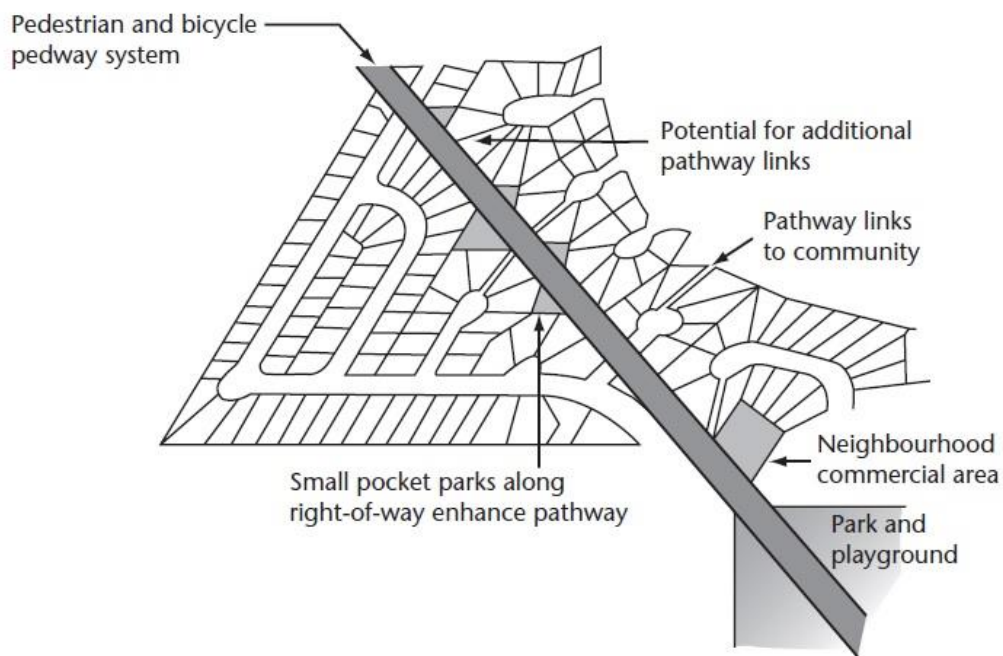
3.5.10 Development Along Pipelines

- (1) Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial Regulations or Acts and any regulations or directives established by crown corporations. Refer to “Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time.*
- (2) Setbacks from the edge of the pipeline easement shall be 12.0 metres except for where provision has been made in the previous bylaw or in consultation with the operator of the pipeline, a lesser separation may be allowed.*
- (3) The National Energy Board has designated a setback area of 30 metres on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation, must:
 - (a) Ascertain whether a pipeline exists;*
 - (b) Notify the pipeline company of the nature and schedule of the excavation; and*
 - (c) Conduct the excavation in accordance with such regulations.**
- (4) The following figures provide the setbacks required by the Canadian Standards Association. Source: Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663.*





Land Use Areas and Setbacks
Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.



Pipelines and Land Uses
Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.

3.5.11 Flood Hard Lands

- (1) For all proposed development in this cautionary area, the developer shall be responsible to obtain and determine the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevation. The Saskatchewan Watershed Authority will assist and provide when possible or the developer shall be responsible for the cost.
- (2) No person shall use any land, erect, alter or use any building or structure within a Flood Hazard land area without a development permit. A development permit shall not be issued for any land use, erection, alteration or use of any building or structure unless the site/development meets approved flood proofing measures to the 1:500 flood design elevation.
- (3) No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials on these lands nor plan any vegetation parallel to the waterflow.
- (4) "Hazardous Substances and Waste Dangerous Goods" are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the Environmental Management and Protection Act of Saskatchewan.
- (5) Any existing buildings may be replaced or expanded subject to appropriate flood proofing measures being provided.
- (6) For the purpose of this Bylaw, appropriate flood proofing measures shall mean:
 - (a) That all buildings shall be designed to prevent structural damage by flood waters;
 - (b) The first floor of all buildings shall be constructed above the designated flood design elevation; and
 - (c) All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.

3.5.12 Intermodal Freight Containers (Trailers, Sea and Rail Containers)

- (1) No person shall park or store on any part of a site, any intermodal sea and rail shipping container/can, truck, bus or coach body for the purpose of storage or advertising within any Zoning District.
- (2) Sea and rail containers/cans specifically designed for moving goods and products are prohibited in any Residential District.
- (3) Portable on Demand Moving/Storage containers (ex: BigSteelBox, PUPS and U-Box) may be temporarily accommodated in any Zoning District under the following conditions:
 - (a) Permits from the Town of White City are required by the property owner before containers are parked or stored;
 - (b) Must be properly anchored;
 - (c) The unit shall not exceed 28.21 m³;
 - (d) Shall be set back a minimum of 3 metres from the front property line and 1.5 metres from the side or rear property lines and all other structures on the property;

*Amended
by Bylaw
No. 605-16
Approved
on October
17, 2016.*

- (e) Containers determined by the Town to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Town;
 - (f) Must meet the National Building Code Standards as applicable;
 - (g) Businesses and operators in the Highway Commercial Districts may make temporary use of seasonal mobile storage containers when required and used as part of their regular business operations; and
 - (h) The area occupied by the portable on demand moving/storage units shall be included in the calculation of the maximum lot coverage permitted in the Zoning District in which they are located.
- (4) Portable storage units incidental to construction of a building or structure shall follow the regulations of subsection 3.5.13.

3.5.13 Portable Storage Unit

- (1) The storage unit, incidental to construction of a building or structure with an active building permit are allowed, provided such storage unit shall be removed following completion or abandonment of such construction.
- (2) One portable storage unit may be placed on a residential lot with an active building permit subject to the following conditions:
 - (a) Prior to placement of the portable storage unit on the lot, the property owner shall apply for a temporary development permit from the Development Officer;
 - (b) The permit for the portable storage unit shall be a temporary permit and each residential lot is limited to a period of time set by Council;
 - (c) The portable storage unit shall not exceed 28.21 m³; and
 - (d) The portable storage unit shall be set back a minimum of 3 metres from the front property line and 1.5 metres from the side or rear property lines and all other structures on the property.



3.5.14 The Keeping of Animals

- (1) The keeping of livestock is prohibited in all districts within the Town.
- (2) Subsection (1) does not apply to prohibit livestock in the following places or circumstances:
 - (a) A Future Urban Development (FUD) District;
 - (b) One horse per lot in the R1 Residential District;
 - (c) In the RA Residential Acreage District as further detailed in section 5.14.
 - (d) In a veterinary clinic or hospital under the care of a licensed veterinarian;
 - (e) By anyone holding a license under any statute of the Legislature of Saskatchewan or the Government of Canada, which permits the keeping of animals under stated conditions, excepting a license permitting an intensive livestock operation; or
 - (f) In an abattoir or a hatchery.

Amended clause (2) by Bylaw No. 628-18 Approved on Sept 24, 2018.

- (3) *The keeping of domestic animals is permitted in all districts.*
- (4) *Notwithstanding Clause (3) and subject to relevant bylaws and legislation governing noise and public health, domestic animals per household should be limited to 3 dogs, 3 cats and no poultry shall be allowed.*
- (5) *Breeding kennels and boarding kennels are prohibited in all Residential Districts.*
- (6) *A kennel enclosure for domestic animals shall be permitted as an accessory use in any district provided that only one kennel enclosure is permitted on any one site, and no part of the kennel enclosure shall:*
 - (a) *Be situated less than 1.0 metre from a side property line;*
 - (b) *Be situated less than 1.0 metre from a rear property line; and*
 - (c) *Be situated less than 12.0 metres from a front property line.*



3.5.15 Sidewalk Cafés

- (1) *Sidewalk cafés may be permitted in association with an approved restaurant in a C1, C2 or HCI district, subject to the Right-of-Way and the following:*
 - (a) *Operation of a sidewalk café may require a sidewalk café permit from the Town to extend the use of the adjacent approved eating or drinking establishment and table services onto public property or may be dealt with at the time of issuing a development permit.*

3.5.16 Prohibited and Noxious Uses

- (1) *Any use is prohibited which, by its nature or the materials used therein, is declared by The Public Health Act and Regulations to be a noxious trade, business, or manufacture.*
- (2) *Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:*
 - (a) *By the creation of noise or vibration;*
 - (b) *By the emission of light and glare;*
 - (c) *By reason of the emission of gas, fumes, smoke, dust or objectionable odour;*
 - (d) *By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material;*
 - (e) *By any combination of things in this subsection.*

3.5.17 Secondary Residential Dwelling Units

- (1) *Secondary Residential Dwelling Units are prohibited within any Residential District with the exception of Garden (Granny) Suites as defined within this bylaw.*

(2) The Development Officer may approve a development/building permit for the construction of a Garden (Granny) Suites on a site if:

(a) The Garden (Granny) Suite is approved as a discretionary use by Council and is temporarily located in the yard of an existing residential dwelling unit to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing residential dwelling unit, or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically dependent.

(3) If a Garden (Granny) Suite is approved as outlined above, the following conditions shall apply:

(a) The Garden (Granny) Suite must comply with all other relevant bylaw standards applicable to the district in which it is to be located;

(b) Wherever possible, the Garden (Granny) Suite must tie into the existing water and sewer systems, access roads and approaches existing upon the lot;

(c) The applicant shall enter into an agreement with and to the satisfaction of the Municipality, containing such terms as the Municipality deems necessary to ensure the provisions of this section of the bylaw are enforceable and complied with, and which agreement shall be registered by way of an interest upon the Certificate of Title to the land at the full expense of the landowner;

(d) Council may require as a condition of the development permit that the applicant provide a letter of credit in the amount required to remove the temporary secondary residential dwelling unit from the subject site and may register an interest in respect of this condition against the Certificate of Title for the land that is the subject of the development. Where the applicant disagrees with the letter of credit amount, he or she will be required to provide two written estimates prepared by independent, qualified, bonded moving experts in the field for consideration by the Development Officer.

3.6 Signs

3.6.1 Sign Permit

(1) A sign permit is required for any sign except as follows:

(a) Official signs erected by a public agency for a public purpose.

(b) Real estate signs advertising the sale, lease, or rental of the real property on which it is located and related information.

(c) Temporary signs of less than 1 m² in surface area.

(d) Directional or safety signs bearing no advertising information.

(e) Address signs, name of building signs, and name of residential occupant signs all containing no advertising information. On corner sites where the driveway connects to the public right of way not associated with the civic address of the property, the address

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No. 605-16
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on October
17, 2016.*

*Amended
by Bylaw
No. 634-18
Approved
on Jan. 14,
2019.*

sign or house number displayed on the dwelling must face the appropriate street to which it's associated.

- (f) Election signs during the period of an election campaign, and 7 days thereafter.*
 - (g) Temporary signs located inside a building window, exclusive of any electrified sign greater than 0.5 m² in area.*
 - (h) Signs visible only from the interior of a building.*
 - (i) Construction signs, located on the site of the construction to which they refer.*
- (2) All signs, whether requiring a permit or not, are subject to further sign regulations and size limitations in the District in which they are located.*

3.6.2 General Sign Regulations

- (1) Official signs erected by a public agency for a public purpose shall be of a size and placed at a location appropriate to that public purpose and shall be exempt from any sign regulation of this Bylaw.*
- (2) All signs shall be located within the limits of the parcel on which they are located and shall not project over the site lines.*
- (3) Private signs shall not be placed on public rights of way, or attached to public utilities, or other public facilities, except where space is specifically rented by the Municipality for the purpose of advertising.*
- (4) A sign located in a street sight triangle or a driveway sight triangle shall be less than 0.75 metres above grade at its top or shall be at least 2.5 metre above grade at its lower edge, so as to not obstruct its view from and of a vehicle.*
- (5) No sign shall cover, obscure, or in any way detract from the visibility and function of an official sign or traffic control device.*
- (6) Real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant.*
- (7) A permit for a temporary sign is valid for the period of the temporary event to which it refers or a period of 2 months, whichever comes first. The sign shall be removed once the permit expires, unless a new permit is first obtained.*

3.6.3 Signs in Residential and Community Service Districts

The following signs are allowed in any Residential and Community Service District:

- (1) One wall sign is permitted for a dwelling with a maximum surface area as follows:*
 - (a) Multiple unit dwellings - 1 m².*
 - (b) All other dwellings - 0.5 m².*
 - (c) Institutional uses, including schools, churches, and private clubs - 2 m².*
 - (d) An additional sign is permitted as above where it faces another street.*
 - (e) One additional wall sign for an approved home based business - 1 m².*

- (2) One additional free standing sign with a maximum surface area as follows:
 - (a) multiple unit dwellings - 2.5 m²
 - (b) for dwelling groups one sign adjacent to each street from which the dwelling group achieves access - 2.5 m²
- (3) Other uses in a Residential District shall be subject to sign regulations for multiple unit dwellings.
- (4) One real estate sign for each site - 1.5 m² maximum surface area.
- (5) For dwelling groups, one real estate sign may be placed on or attached to each building or unit to which it applies - 1.5 m² maximum surface areas.
- (6) For any parcel, one temporary sign not exceeding 5 m² provided a valid sign permit exists while the temporary sign is on the parcel.
- (7) Up to two construction signs on a construction site only during the period of construction and while the building is not occupied - not exceeding 7.5 m² each.
- (8) Billboard signs are prohibited.

3.6.4 Signs for Commercial and Industrial Districts

- (1) Neighbourhood and Downtown Commercial
 - (a) 1 sign per building frontage to a maximum gross surface area of 1 m² (10.76 ft²) for an approved commercial use.
 - (b) Maximum 2.5 meters in height.
 - (c) Illumination limited to 75 watts and shall not include electronic message boards.
- (2) Highway Commercial and Industrial
 - (a) Free standing signs shall not exceed a gross surface area of 14 m² (150.7 ft²) and a height of 17 meters.
 - (b) The cumulative area of attached signage permitted shall be calculated as 0.8 m² per lineal meter of building frontage not exceeding 20% of the total surface area of the wall in which it is attached and individual signs shall exceed 5.6 m² (60.27 ft²).
 - (c) Signage shall maintain a separation distance of 12 meters for every square meter of gross surface.

3.6.5 Billboard Signs

- (1) Billboard signs are a discretionary use in an Industrial District and a Future Urban Development District.
- (2) Billboards and signs advertising goods or services not related to the site parcel on which the sign is located are prohibited in any Commercial Districts.
- (3) For the purposes of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of Council is acting as a sign shall be considered a billboard sign.

*Amended
by Bylaw
No. 591-15
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on Sept 8,
2015.*

- (4) *The billboard sign face and height regulations shall be as follows:*
 - (a) *Maximum single face area - 20 m²;*
 - (b) *Maximum total face area - 40 m²;*
 - (c) *Maximum number of faces - 2;*
 - (d) *Double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction; and*
 - (e) *Maximum height above grade - 6 m.*
- (5) *No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary.*
- (6) *Billboards shall not be located in a required front yard.*
- (7) *Council may place special conditions on the location of the billboard on a site to protect the clear view of an intersection or a highway approach, or other directional and informational signs.*
- (8) *Council will apply the following criteria in considering a discretionary use application:*
 - (a) *The billboard will not obscure local business signs;*
 - (b) *The billboard will have sufficient separation to residential Districts; in general this distance will be at least 200 metres;*
 - (c) *The billboard will be separated by at least 100 metres from other billboards; and*
 - (d) *The billboard will not seriously detract from the appearance of an entry to the Town.*
- (9) *Sign regulations may be considerably more or less complex depending on the issues encountered in a specific location in the Town.*

3.7 Off- Street Parking and Loading Regulations

3.7.1 General Regulations

- (1) *No person within any District shall erect, enlarge, substantially alter, or extend any building permitted under this Bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with the development.*



- (2) *When the intensity of use of any building or use is increased by the addition of dwelling units, floor area, seating capacity or other unit of measurement, that specifically affects the requirements for parking and loading facilities, the number of parking and loading spaces shall be increased by the additional number of spaces required by this Bylaw.*

- (3) *Whenever the use of a building is changed, the parking and loading spaces shall be provided as required for the new use. However, if the building was erected prior to*

the effective date of this Bylaw, additional parking and loading spaces are required only by the number of spaces that the requirements for the new use exceed those of the existing use.

- (4) Any conforming or legal non-conforming building or use which is in existence on the effective date of this Bylaw, that is damaged by fire, collapse, explosion, or other cause to the extent of 75 % or more of its value above the foundation to rebuild that is reconstructed, repaired or re-established, shall provide off-street parking and loading facilities in accordance with this Bylaw.*
- (5) Notwithstanding the provisions of Section 3.7, in commercial areas, and especially within, but not limited to the Town Centre Neighbourhood, parking requirements may be reviewed in a case by case base with regard to the extent to which parking is required, especially where alternative parking is available; and with regards to shared parking between uses, with the intent of reducing the overall requirement for parking.*

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No. 591-15
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on Sept 8,
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3.7.2 Off-Street Parking

- (1) Off-street parking shall be provided in accordance with the Parking Schedule Table below, and associated regulations. Except where specifically noted, all floor areas represent gross floor areas. One space is required for each rate unit or part of a unit. For shopping centres, the rate required applies to the entire shopping centre including restaurants or offices.*
- (2) Required off-street parking spaces in any Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 m of the principal building or use, provided such spaces are located within a Commercial or Industrial District.*
- (3) In Residential Districts, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located.*
- (4) Where the necessary off-street parking space is provided on a parcel that is separate from the principal use, an agreement between the Municipality and the owner of the site on which the parking is to be located shall be recorded in the Town Office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purposes of off-street parking so long as the main use or building for which the parking is provided exists; and an interest based on the agreement shall be registered against the titles on behalf of the Municipality.*

Land Use	Parking Spaces Required (minimum)
Residential	
single detached dwelling	1 space
semi detached dwelling, attached dwelling, duplex dwelling, mobile or modular home	1 per dwelling unit
multiple unit dwelling	1 per dwelling unit
multiple unit dwelling for senior citizens	1 per 4 dwelling units
bed-and-breakfast facility	1 plus 1 per guest room
Institutional	
personal care home	1 plus 1 per 5 client residents
special care and nursing home	1 per 4 client beds
elementary school	1 per classroom
high school and collegiate	4 per classroom
community centre, auditorium, theatre, private club, places of worship	1 per 10 fixed seats or 1 per 25 m ² of space for movable seating
library, cultural institution	1 per 20 fixed seating or 1 per 50 m ² for movable seating.
Commercial	
retail stores	1 per 40 m ²
shopping centers	1 per 30 m ²
offices	1 per 50 m ²
cafe, restaurant	1 per 4 patron seats, or 1 per 10 m ² patron space if seating not fixed.
lounge, beverage room, night club	1 per 4 patron seats, or 1 per 10 m ² patron space if seating not fixed.
hotel or motel	1 per guest room or motel unit.
bingo hall	1 per 4 patron seats,
bowling alley	2 per lane
billiard hall	1 per table plus 1 per 4 patron seats,
lumber yard, home improvement centre	1 per 50 m ²
Industrial	
manufacturing and processing plants	1 per 60 m ²
warehouse (restricted access)	1 per 100 m ²
Recreational	
ice rink, curling rink, arena	2 per sheet of ice, or playing field plus 1 per 10 fixed seats
gymnasium, tennis court (indoor)	2 per court plus 1 per 10 fixed seats
fitness center	1 per 30 m ²
All others	1 per 30 m²

Parking Schedule

3.7.3 Stall and Driveway Standards

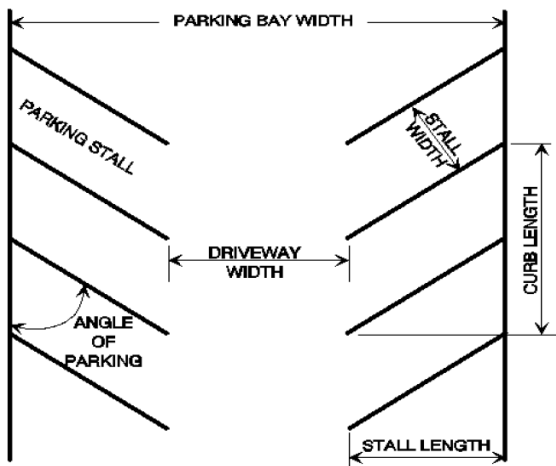


Illustration of Parking Area

(1) Parking Area Standards Table offers a number of minimum parking stall and driveway dimensions that can be selected depending on the use which the spaces are designed to serve.

(2) Spaces and aisle dimensions may be designed to a specific standard of a mix of different arrangements, as illustrated in the Illustration of Parking Areas.

(3) Notwithstanding the Parking Area Standards Table where 90-degree parking spaces are provided adjacent to an alley measuring 6.096 metres or less, the length of the parking spaces shall be a minimum of 7.5 metres.

Angle of Parking (in degrees)	Minimum Required Stall Width (in metres)	Minimum Required Curb Length Per Car (in metres)	Minimum Required Stall Length (in metres)	Minimum Required Driveway Width (in metres)
0	2.7	6.5	2.7	4.0
30	2.7	13.95	5.7	4.0
45	2.7	9.55	6.01	4.0
60	2.7	6.61	6.45	5.5
90	2.7	2.7	6.0	7.5

Parking Area Standards

3.7.4 Parking For Persons with Disabilities

(1) Notwithstanding any other provision in this Bylaw, in all Zoning Districts, a minimum of two percent of all required parking spaces shall be provided in the form of accessible parking spaces, with a minimum stall width of 3.9 metres and minimum stall length of 6 metres.

(2) Parking spaces for persons with disabilities shall be located as close as possible to a building entrance, and shall be clearly designated with signs indicating their purpose as accessible parking stalls.

3.7.5 Parking Surfaces and Visibility

- (1) Notwithstanding residential developments of four units or less in a Residential Zoning District, parking areas shall be suitably paved with a satisfactory hard surface material, a minimum of 50 millimetres of asphalt concrete, or some other appropriate material to the satisfaction of the Development Officer.*
- (2) Each parking space in the parking area shall be clearly demarcated.*
- (3) The parking area shall have visible boundaries.*

3.7.6 Payment of Cash-In-Lieu of Required Off-Street Parking

- (1) Pursuant to The Planning and Development Act, 2007 the Development Officer may exempt any person who is required to provide off-street parking in a Commercial District from providing those spaces, where, instead, they pay or contracts to pay the Municipality the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required to provide by the average current market value of 25 m² of land in the area and zone of the development as calculated by the Development Officer, or by an independent land appraiser if requested and paid for by the applicant.*
- (2) The Development Officer shall record the number of spaces paid for with the parcel records and shall consider those spaces as provided with respect to that parcel. Where a development on that parcel requires a greater number of spaces than provided on the site either by cash-in lieu or by actual spaces on the site, only the additional spaces will be required.*
- (3) Cash-in-lieu received for off-street parking spaces will not be refunded where the intensity is decreased or the use is changed, requiring less off-street parking spaces. The spaces will continue to be considered as provided with respect to the parcel.*
- (4) A person who pays, or contracts in writing to pay the required cash-in-lieu of providing off-street parking facilities associated with a development shall be deemed to have met the off-street parking regulations for that development.*
- (5) All such sums of monies shall be paid to the Municipality prior to the issuance of a development permit and any building permit.*
- (6) All such sums shall be placed in an account of the Municipality used to provide public parking spaces.*

3.7.7 Off-Street Loading

- (1) In any Industrial or Commercial District, where the use of a building or site involves the receipt, distribution or dispatch of materials, goods or merchandise from vehicles, adequate space for such vehicles to stand during loading or unloading shall be provided on the site in conformity with the following schedule:*

Gross Floor Area	Loading Spaces Required (minimum)
100 m ² to 1,500 m ²	1
1,501 m ² to 3,000 m ²	2
Over 3000 m ²	2 plus 1 for each 6000 m ² (or part thereof) over 3000 m ² .

Table 3 – Off-Street Loading Space Schedule

(2) *All off-street loading spaces shall be located on the site and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.*

3.8 Planned Unit Development (PUD)

Planned Unit Development which may be composed of a mixture of residential types, institutional, commercial, open space and recreation uses may be permitted in Residential and Commercial zones subject to the following regulations:

(1) Site Plan

An overall site plan shall be landscaping design as well as the physical layouts of all structures and roads.

(2) Exemptions to Zone Requirements

Specific contract zone regulations will be developed for Planned Unit Developments. Uses permitted within PUD Contracts include: residential, commercial, light industrial recreation and open space. However, the project shall produce an environment of stable and desirable character, and shall incorporate at least equivalent standards of building separation, parking, height and other requirements and provisions of this Bylaw. While areas zoned as “Open Space” may be incorporated into Planned Unit Developments, only those structures permitted in the “Open Space” zones will be allowed.

(3) Minimum Site Area

The minimum site area shall be in accordance with the contract.

(4) Required Open Space

A minimum of 25% of the land area must be common open space or common recreational space.

(5) *Allowable Density*

The density of development shall not be increased from the normal density per gross acre permitted in that zone.

(6) *Title Registration*

Planned Unit Developments shall be regulated through a contract zoning agreement, a site plan agreement and development agreement which is caveated against the title at Land Registry of Information Service Corporation.

3.9 Holding Provision (H)

- (1) *Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of The Planning and Development Act, 2007.*
- (2) *The purpose of the holding provisions shall be to enable Council to manage development and subdivision proposals in phases.*
 - (a) *The application and management of the holding provision shall be at Council's discretion;*
 - (b) *Council may rezone and manage development and subdivision in phases by designating portions of land with a holding symbol (e.g. "H"), in conjunction with any zone design (i.e. R1-H).*
 - (c) *The holding provision and symbol shall mean that:*
 - (i) *Development shall be restrictively managed under the holding provision;*
 - (ii) *Existing uses may continue, subject to the Official Community Plan and Zoning Bylaw development and subdivision standards.*
- (3) *The holding designation may only be removed by amendment to the Zoning Bylaw. All bylaws removing the holding designation shall conform to the Official Community Plan and the provisions of The Planning and Development Act, 2007.*

3.10 Contract Zone (C)

This zone is intended to permit an unique development opportunity and/or the development of parcels of land and/or buildings which, because of their shape, size, unique characteristics or some other unusual condition, may require special consideration to achieve the desired results consistent with the applicable land use category or the general intent of the zones in which they are situated.

- (1) *A contract zone may be designated only on:*
 - Small or irregularly shaped lots;*
 - Lots restricted by physical barriers such as water courses, slopes, roadways, railways;*
 - Infill sites in higher density residential or mixed use areas; or*

- (b) *Sites accommodating unique development opportunities.*
- (2) *No contract zone shall be designated on a part of a building or structure based on the leasehold interest of a lessee in the land on which the building or structure is situated.*
- (3) *A contract zone may require the following:*
 - Each application for a contract zone shall be evaluated on its own merit in accordance with the provisions of this Sections 2.20 and 3.10;*
 - Where the proposal meets the requirements of Sections 2.20 and 3.10, Council may enter into a zoning contract or agreement with the individual or corporation for the purpose of accommodating the request to rezone the land;*
 - In addition to the requirements of those Sections, Council may, in approving the zoning contract, attach conditions, which in its opinion, are necessary to ensure compatibility between the proposal and surrounding land uses;*
 - The conditions which Council may attach to its approval are only limited by the provisions of The Planning and Development Act, 2007; and*
 - The procedures for zoning bylaw amendment specified in Section 2.23 shall be used in processing applications for zoning contracts.*
- (4) *Only uses specified in the contract agreement shall be allowed.*
- (5) *The regulations respecting lot size, frontage, coverage, floor area ratio, building height and yards, parking, payment in lieu of parking, and loading shall be those specified in the contract agreement.*

3.11 Direct Control District (DCD)

The purpose of the DCD - Direct Control District is to identify areas of the Town where sensitive control of the use, development, and location of buildings is necessary in order to establish, preserve or enhance:

- (a) *A unique character;*
 - (b) *A special environmental concern; or*
 - (c) *A special historic, cultural, archaeological, natural, scientific or aesthetic site identified in any municipal, provincial or federal legislation.*
- (1) *The zone shall only be designated under the following conditions:*
 - (a) *The development proposed is consistent with the Official Community Plan; or*
 - (b) *The proposed development is compatible with land uses that surround the development site.*
 - (2) *Only uses specified in designated Direct Control Districts, forming part of this Bylaw, shall be allowed.*
 - (3) *The regulations respecting development in Direct Control Districts shall be those specified in designated Direct Control Districts forming part of this Bylaw.*

- (4) Every application to designate a Direct Control District shall be made in accordance with the applicable requirements in this section.*
- (5) Notwithstanding Subsection (4), Council may, through a development agreement with the applicant, specify the conditions necessary to ensure that developments in the district conform to the Official Community Plan or any other relevant legislation such as The Planning and Development Act, 2007.*
- (6) The use of symbol "DCD" in conjunction with a sequential number (DCD-1, DCD-2) shall indicate property(s) which have been rezoned through the Direct Control District procedure.*
- (7) Each approved Direct Control District shall be added to Section 3.11 as a new Subsection.*

4 ZONING DISTRICT STRUCTURE

4.1 Classification of Zoning Districts

For the purpose of this Bylaw, the Town of White City 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 symbol, as shown in Table 3.

<i>District</i>	<i>Symbol</i>
<i>Residential 1 – Larger Lot</i>	<i>R1</i>
<i>Residential 2</i>	<i>R2</i>
<i>Residential 3</i>	<i>R3</i>
<i>Residential 4</i>	<i>R4</i>
<i>Residential 4 - Contract</i>	<i>R4-C</i>
<i>Residential 5 – Smaller Lot</i>	<i>R5</i>
<i>Residential 5 - Contract</i>	<i>R5-C</i>
<i>Medium Density Multiple Family</i>	<i>R6</i>
<i>Residential 7</i>	<i>R7</i>
<i>Residential 8</i>	<i>R8</i>
<i>Residential Acreage</i>	<i>RA</i>
<i>Community Service</i>	<i>CS</i>
<i>Neighbourhood Commercial</i>	<i>C1</i>
<i>Neighbourhood Commercial - Contract</i>	<i>C1-C</i>
<i>Downtown Commercial</i>	<i>C2</i>
<i>Highway Commercial/Industrial</i>	<i>HCI</i>
<i>Future Urban Development</i>	<i>FUD</i>

Zoning Districts

This Table in this consolidated bylaw is for reference only. The Zoning Districts appear as adopted and are referenced in each bylaw amendment to adopt the new or revised Zoning District.

4.2 The Zoning District Map

The Zoning District Map bears the statement:

“This is the Zoning District Map which accompanies and forms part of Bylaw No. 581-14 and is referred to in Section 7 adopted by the Town of White City signed by the Mayor and Town Administrator under the seal of the Town.”

4.3 Boundaries of Zoning Districts

- (1) The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.*
- (2) Unless otherwise shown, the boundaries of zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the Municipality.*

4.4 Zoning Districts

The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the corresponding Zoning District in this section.

District	New Zone	Old Zone
<i>Residential 1</i>	<i>R1</i>	<i>R3</i>
<i>Residential 2</i>	<i>R2</i>	<i>R2</i>
<i>Residential 3</i>	<i>R3</i>	<i>R1</i>
<i>Residential 4</i>	<i>R4</i>	<i>R7</i>
<i>Residential 5</i>	<i>R5</i>	<i>R5</i>
<i>Medium Density Multiple Family</i>	<i>R6</i>	<i>R4- R6- R8</i>
<i>Community Service Neighbourhood</i>	<i>CS</i>	<i>CS</i>
<i>Commercial Downtown</i>	<i>C1</i>	<i>-</i>
<i>Commercial Highway Comm/Ind</i>	<i>C2</i>	<i>-</i>
<i>Future Urban Development</i>	<i>HCI FUD</i>	<i>- FUD</i>

District Reclassification

*Amended
by Bylaw
No. 591-15
Approved
on Sept 8,
2015.*

5 ZONING DISTRICTS

5.1 Residential 1 District

R1



The intent of this district is to provide for country residential style living and related uses on large lots within the boundaries of the Town of White City.

5.1.1 Permitted Uses and Regulations

R1 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	50	7,500	15	10	10	15	11 ¹	Bungalow/Bi-Level 150 1 ½ & 2 Storey 75
Modular Home	50	7,500	15	10	10	15	11 ¹	Bungalow/Bi-Level 150 1 ½ & 2 Storey 75
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house

5.1.2 Discretionary Uses and Regulations

R1 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Residential Care Homes	Subject to the Principal Permitted Use Refer to General Regulations Section 3.							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	30	900	15	10	10	15	11	-

Amended by
Bylaw No.
686-23
Approved
on April 3,
2023.

5.1.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 m projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 m projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 m;
- (b) Unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3 m;
- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 m;
- (d) Wheelchair ramps to main floor level;
- (e) Fences less than 2 m in height unless provided otherwise in this Bylaw; and
- (f) Attached covered patio or deck to a maximum projection of 3 metres.

(3) In Side Yards:

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 m or ½ the required yard whichever is the less;
 - (b) Walkways and steps less than 0.6 m in height;
 - (c) Wheelchair ramps to main floor level; and
 - (d) Fences less than 2 m in height unless provided otherwise in this Bylaw.
- (4) Hedges and other closed landscaping plantings shall comply with the fence requirements.
- (5) Handrails are permitted in all yards, uncovered driveways, and walkways.

5.1.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) All accessory buildings, including sheds and tent buildings, require a development permit.
- (2) Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.
- (3) An accessory building shall not be located in a required front yard.
- (4) No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.
- (5) Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.
- (6) Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 1 metre.
- (7) Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.
- (8) In rear yards, laundry drying equipment and garbage stands are permitted.

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
If located no closer than 10.5 m from the rear of the building line of the principal building	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot

** to the top of the wall plate

*** this setback must a minimum of 15 m if it is used to shelter horses

5.1.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.1.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.1.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.

- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.1.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above, a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.
- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this District, or in the case of a corner site, in the front yard or the flanking side yard:*
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.*
- (8) *On a site in this District, any component of a stationary mechanical system that:*
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a site width of less than 9.0 m, shall be located in a rear yard.*

5.1.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*



The intent of this district is to provide for residential development and related uses on large lots but smaller than those provide for in R1 – Residential 1 Zoning District

5.2.1 Permitted Uses and Regulations

R2 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	30	2,400	15	3	3	15	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 95
Modular Home	30	2,400	15	3	3	15	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 95
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house

5.2.2 Discretionary Uses and Regulations

R2 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Residential Care Homes	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	30	900	15	3	3	15	11	-

5.2.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;

*Amended
by Bylaw
No. 634-18
Approved
on Jan. 14,
2019.*

- (c) *A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;*
 - (d) *Wheelchair ramps to main floor level;*
 - (e) *Fences less than 2 metres in height unless provided otherwise in this bylaw, or the redevelopment of existing fences up to 3 metres (10 feet) in height intended to mitigate noise and traffic pollution caused by the shifting and upgrading of major transportation corridors, such as Highway 48, at the discretion of the Development Officer; and*
 - (f) *Attached covered patio or deck to a maximum projection of 3 metres.*
- (3) *In Side Yards:*
- (a) *Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;*
 - (b) *Walkways and steps less than 0.6 metres in height;*
 - (c) *Wheelchair ramps to main floor level; and*
 - (d) *Fences less than 2 metres in height unless provided otherwise in this Bylaw.*
- (4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*
- (5) *Handrails are permitted in all yards, uncovered driveways, and walkways.*

5.2.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) *All accessory buildings, including sheds and tent buildings, require a development permit.*
- (2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*
- (3) *An accessory building shall not be located in a required front yard.*
- (4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*
- (5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*
- (6) *Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.*
- (7) *Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed*

the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.

(8) In rear yards, laundry drying equipment and garbage stands are permitted

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
<i>If located no closer than 10.5 m from the rear of the building line of the principal building</i>	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot

** to the top of the wall plate

*** this setback must a minimum of 15 m if it is used to shelter horses

5.2.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.2.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:*
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot;*
 - or*
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.*
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.*

5.2.7 Fences

- (1) *The regulations contained within this section of this Bylaw apply to:*
 - (a) *The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.*
- (2) *Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.*
- (3) *A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:*
 - (a) *The front yard; or*
 - (b) *Side yard abutting a public roadway other than a lane.*
- (4) *A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:*
 - (a) *The front yard; or*
 - (b) *A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.*

5.2.8 Objects Prohibited or Restricted

- (1) *No person shall keep in any part of a site:*
 - (a) *Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;*
 - (b) *More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.*
- (2) *For the purpose of Clause (1) above a commercial vehicle means a vehicle that:*
 - (a) *Is intended or designed for commercial purposes; or*
 - (b) *Is used for commercial purposes.*
- (3) *No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.*
- (4) *Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:*
 - (a) *Where vehicular access is solely available through the front yard; or*

- (b) *In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.*
- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this Zone, or in the case of a corner site, in the front yard or the flanking side yard:*
- (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
- (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.*
- (8) *On a site in this District, any component of a stationary mechanical system that:*
- (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
- (b) *Is located on, or abutting, a site that has a site width of less than 9.0 m, shall be located in a rear yard.*

5.2.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*



The intent of this district is to provide for smaller lot single detached housing with attached garages in a suburban setting and serves as a transition to higher density single detached development.

5.3.1 Permitted Uses and Regulations

R3 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	25	1,417	12	4.8	4.8	12	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 95
Modular Home	25	1,417	12	4.8	4.8	12	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 95
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house

5.3.2 Discretionary Uses and Regulations

R3 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Residential Care Homes	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	30	900	12	4.8	4.8	12	11	-

5.3.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3 metres;

- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;
- (d) Wheelchair ramps to main floor level;
- (e) Fences less than 2 metres in height unless provided otherwise in this Bylaw; and
- (f) Attached covered patio or deck to a maximum projection of 3 metres.

(3) *In Side Yards:*

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;
- (b) Walkways and steps less than 0.6 metre in height;
- (c) Wheelchair ramps to main floor level; and
- (d) Fences less than 2 metres in height unless provided otherwise in this Bylaw.

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways, and walkways.*

5.3.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

(1) *All accessory buildings, including sheds and tent buildings, require a development permit.*

(2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*

(3) *An accessory building shall not be located in a required front yard.*

(4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*

(5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*

(6) *Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.*

(7) *Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.*

(8) *In rear yards, laundry drying equipment and garbage stands are permitted*

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
If located no closer than 10.5 m from the rear of the building line of the principal building	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot

** to the top of the wall plate

*** this setback must a minimum of 15 m if it is used to shelter horses

5.3.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.3.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.3.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.

- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site in a Residential Zone shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.3.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.
- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 m of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this Zone, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.**
- (8) *On a site in this Zone, any component of a stationary mechanical system that:
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a site width of less than 9.0 m, shall be located in a rear yard.**

5.3.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*



The intent of this district is to provide for small lot single detached housing with attached garages in an urban setting and provides the opportunity for higher density single detached development.

5.4.1 Permitted Uses and Regulations

R4 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	18.4	825	10	2.5	2.5	12	11 ¹	Bungalow/Bi-Level 102 1 ½ & 2 Storey 74
Modular Home	18.4	825	10	2.5	2.5	12	11 ¹	Bungalow/Bi-Level 102 1 ½ & 2 Storey 74
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house.

5.4.2 Discretionary Uses and Regulations

R4 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m²)
<i>Residential Care Homes</i>	<i>Subject to the Principal Permitted Use Refer to General Regulations Section 3</i>							
<i>Bed and Breakfast</i>								
<i>Home Base Business</i>								
<i>Family Child Care Home where Ancillary to a Dwelling</i>								
<i>Day Care Centres</i>								
<i>Places of Worship and Religious Institutions</i>	30	900	10	2.5	2.5	12	11	-

5.4.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;

- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;
- (d) Wheelchair ramps to main floor level;
- (e) Fences less than 2 metres in height unless provided otherwise in this Bylaw; and
- (f) Attached covered patio or deck to a maximum projection of 3 metres.

(3) *In Side Yards:*

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;
- (b) Walkways and steps less than 0.6 metres in height;
- (c) Wheelchair ramps to main floor level; and
- (d) Fences less than 2 metres in height unless provided otherwise in this Bylaw.

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways, and walkways.*

5.4.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

(1) *All accessory buildings, including sheds and tent buildings, require a development permit.*

(2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*

(3) *An accessory building shall not be located in a required front yard.*

(4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*

(5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*

(6) *Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.*

(7) *Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.*

(8) *In rear yards, laundry drying equipment and garbage stands are permitted*

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
If located no closer than 10.5 m from the rear of the building line of the principal building	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot

** to the top of the wall plate

*** this setback must a minimum of 15 m if it is used to shelter horses

5.4.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.4.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.4.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.

- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.4.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.
- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this District, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.**
- (8) *On a site in this District, any component of a stationary mechanical system that:
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a width of less than 9.0 m, shall be located in a rear yard.**

5.4.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*

5.5 Residential 5 District

R5



The intent of this district is to provide for smaller lot single detached housing with attached garages in an urban setting and provides the opportunity for higher density single detached development than that provide for in the R4 Zoning District.

5.5.1 Permitted Uses and Regulations

R5 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	18	700	6	1.5	1.5	8	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 70
Modular Home	18	700	6	1.5	1.5	8	11 ¹	Bungalow/Bi-Level 110 1 ½ & 2 Storey 70
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house.

Bylaw No. 589-15 Approved on April 7, 2015 amended the minimum site area from 750 m² to 700m² for all uses

5.5.2 Discretionary Uses and Regulations

R5 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Residential Care Homes	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	30	900	15	10	10	15	11	-

5.5.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 metres in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;
- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;

- (d) *Wheelchair ramps to main floor level;*
 - (e) *Fences less than 2 metres in height unless provided otherwise in this Bylaw; and*
 - (f) *Attached covered patio or deck to a maximum projection of 3 metres.*
- (3) *In Side Yards:*
- (a) *Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;*
 - (b) *Walkways and steps less than 0.6 metres in height;*
 - (c) *Wheelchair ramps to main floor level; and*
 - (d) *Fences less than 2 metres in height unless provided otherwise in this Bylaw.*
- (4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*
- (5) *Handrails are permitted in all yards, uncovered driveways, and walkways.*

5.5.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) *All accessory buildings, including sheds and tent buildings, require a development permit.*
- (2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*
- (3) *An accessory building shall not be located in a required front yard.*
- (4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*
- (5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*
- (6) *Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.*
- (7) *Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.*
- (8) *In rear yards, laundry drying equipment and garbage stands are permitted*

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
<i>If located no closer than 10.5 m from the rear of the building line of the principal building</i>	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot

** to the top of the wall plate

*** this setback must a minimum of 15 m if it is used to shelter horses

5.5.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.5.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.5.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.

- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.5.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.
- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this District, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.**
- (8) *On a site in this District, any component of a stationary mechanical system that:
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a site width of less than 9.0 metres, shall be located in a rear yard.**

5.5.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*

5.6 Medium Density Multiple Family District

R6



The intent of this district is to provide for medium density housing and where some units may not be at grade. The Medium Density Multiple Family District is also intended to meet the policies of the Town Centre Neighbourhood Plan which forms part of the Official Community Plan.

5.6.1 Permitted Uses and Regulations

R6 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m) ⁴	Interior Side Yard (m) ⁴	Rear Yard (m)	Maximum Building Height (m/story)	Minimum Building Floor Area Ratio
Apartment Building ²	20	700	10	1	1	5	16 / 4	3.00
Duplex Dwelling ²	20	325	10	3.5	3.5	10	8 / 2 ³	0.75
Triplex and Fourplex ²	20	700	10	3.5	3.5	5	8 / 2 ³	0.85
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ ¼ of the height of the proposed wall adjacent to the side lot line to a maximum of 6 metres

²Maximum Site Coverage of 50%

³ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the dwelling
⁴End units only

5.6.2 Discretionary Uses and Regulations

R6 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/story) ²	Minimum Building Floor Area Ratio
Semi-Detached ¹	20	325	10	3.5	3.5	10	8 / 2	0.75
Row Housing, Townhouse, Dwelling Planned Unit Group ¹	10/unit	600/unit ⁴	10	3.5 ³	3.5 ³	10	8 / 2	0.85
Residential Care Homes ¹	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast ¹								
Home Base Business ¹								
Family Child Care Home where Ancillary to a Dwelling ¹								
Day Care Centres ¹								
Places of Worship and Religious Institutions	30	900	15	3.5	3.5	10	10 / 2 1/2	-

¹ Maximum Site Coverage of 50%

²Where a ground level garage is proposed the ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house

³End units only

⁴On a bareland condominium type development "unit" means each individual registered parcel and shall not mean the building itself

5.6.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;

- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) *In Rear Yards:*

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;
- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;
- (d) Wheelchair ramps to main floor level;
- (e) Fences less than 2 metres in height unless provided otherwise in this Bylaw; and
- (f) Attached covered patio or deck to a maximum projection of 3 metres.

(3) *In Side Yards:*

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;
- (b) Walkways and steps less than 0.6 metres in height;
- (c) Wheelchair ramps to main floor level; and
- (d) Fences less than 2 metres in height unless provided otherwise in this Bylaw.

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways, and walkways.*

5.6.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) *All accessory buildings, including sheds and tent buildings, require a development permit.*
- (2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*
- (3) *An accessory building shall not be located in a required front yard.*
- (4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*
- (5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*

- (6) Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.
- (7) Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.
- (8) In rear yards, laundry drying equipment and garbage stands are permitted.

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area
ii) Height (maximum)*	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **	3.66 m **
iii) Side Yard setback (minimum)	10 m ***	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m
If located no closer than 10.5 m from the rear of the building line of the principal building	7.5 m	3 m	3 m	1 m	1 m	3 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m

* roof pitch must be the same or lower than the principal building on the lot
 ** to the top of the wall plate
 *** this setback must a minimum of 15 m if it is used to shelter horses

5.6.5 Storage

- (1) No side or front yards shall be used for outdoor storage.

5.6.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot;
 or
- (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.

- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.6.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.
- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
- (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
- (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.6.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
- (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
- (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.

- (3) *No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.*
- (4) *Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) *Where vehicular access is solely available through the front yard; or*
 - (b) *In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.**
- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.**
- (8) *On a site in this District, any component of a stationary mechanical system that:
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a site width of less than 9.0 metres, shall be located in a rear yard.**

5.6.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*
- (3) *No outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 metres.*

- (4) A solid screen fence, 1.83 metres in height, shall be installed, except along common flanking front yard boundaries.
- (5) Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
- (6) Building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development.
- (7) The Development Officer may require information regarding the location of windows and amenity areas on adjacent properties to ensure the windows or amenity areas of the proposed development are placed to minimize overlook into adjacent properties.
- (8) Any underground parking shall be covered so as to provide useful site area that would not otherwise be available. Any projection above grade of the surface covering such parking shall be less than 1.0 metres, shall not be located in a front yard, and shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
- (9) Development standards for buildings exceeding 10.0 metres or 2 ½ story in height.
- (a) Where any building exceeds 10.0 metres or 2 ½ story in height, or is a Multi-unit Project Development, and abuts a site zoned to allow Single Detached Housing as a permitted use, the following regulations shall apply along the said property line:
- a minimum side yard of 3 metres shall be required and an acceptable landscaped buffer shall be provided;
 - no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 metres;
 - a solid screen fence, 1.83 metres in height, shall be installed along all shared property lines, except along common flanking front yard boundaries;
 - design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - The Development Officer may require information regarding the location of windows and amenity areas on adjacent properties to ensure the windows or amenity areas of the proposed development are placed to minimize overlook into adjacent properties.

Dwelling Unit Calculation
Example;

Parcel Size = 6,920 m²
Minimum Lot Area = 600
m²/unit

$$6920 \text{ m}^2 / 600 \text{ m}^2 = 11.5$$

In a parcel of 6,920 m² only 11 townhouse, row housing or dwelling planned unit group units will be allowed in the R6 Zoning District.

5.7 Community Service District

CS



The intent of this district is to reserve lands for the development of institutional, recreational, religious and other community service uses.

5.7.1 Permitted Uses and Regulations

CS Community Service District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/story)	Minimum Building Floor Area (m ²)
Community Centres	30	900	15	10	10	15	9.5 / 2 1/2	-
Libraries and Cultural Institutions	15	550	15	10	10	15	9.5 / 2 1/2	-
Polices, Fire and Ambulance Stations	30	900	15	10	10	15	9.5 / 2 1/2	-
Schools, Educational Institutions	30	900	15	10	10	15	9.5 / 2 1/2	-
Nursing Homes	15	550	15	10	10	15	9.5 / 2 1/2	-
Health Services, Hospitals and Clinics	30	900	15	10	10	15	9.5 / 2 1/2	-

Group Care Facilities	15	550	15	10	10	15	9.5 / 2 1/2	-
Day Care Centres	Refer to General Regulations Section 3							
Lodges, Fraternal Organizations and Clubs	15	550	15	10	10	15	9.5 / 2 1/2	-
Places of Worship, Religious Institutions	30	900	15	10	10	15	9.5 / 2 1/2	-
Curling and Skating Rinks	30	900	15	10	10	15	-	-
Parks and Sport Fields	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Public Utilities	Refer to General Regulations Section 3							
Municipal Facilities								
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

5.7.2 Discretionary Uses and Regulations

CS Community Service District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/story)	Minimum Building Floor Area (m ²)
Multiple Unit Dwellings (Senior Citizen Home)	30	900	6	3	3	3	9.5 / 2 1/2	-
Ancillary Confectionaries, Gift Shops, Snack Bars and Restaurants	-	-	-	-	-	-	-	-

5.7.3 General

- (1) Development design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.*
- (2) An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.*
- (3) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a site zoned to allow single detached housing as a permitted use.*
- (4) Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.*
- (5) Building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent single detached housing.*

5.7.4 Joint Use Facilities

- (1) Two or more institutional uses in the District may be developed and operated on a single parcel where owned and operated by public authorities.*
- (2) To create a joint use facility, public authorities may, by agreement, join two parcels together to be considered one parcel for the purpose of regulation under this Bylaw.*

5.7.5 Development Standards and Criteria for Multiple Unit Dwellings (Seniors' Housing)

- (1) Council must be satisfied that the development will be used for restricted or assisted housing for seniors to grant discretionary use approval and a reduced parking standard.*
- (2) Proposals not meeting Clause (1) will be considered for rezoning to a Residential District if appropriate.*

5.7.6 Storage

- (1) No side or front yards shall be used for outdoor storage.*

5.8 Neighbourhood Commercial District

C1



The intent of this district is to provide for localized convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

5.8.1 Permitted Uses and Regulations

C1 Neighbourhood Commercial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/story)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Convenience Retail Stores	7.5	230	4.5	3	3	9.2/2	-	
Banks, Financial Services and Business Offices	7.5	225	4.5	3	3	9.2/2	-	
Government and Professional Service Offices	7.5	225	4.5	3	3	9.2/2	-	
Bakeries with Retail Sales	7.5	230	4.5	3	3	9.2/2	-	

Amended
by Bylaw
No. 591-15
Approved
on Sept 8,
2015.

Health Services and Clinics	7.5	230	4.5	3	3	9.2/2	-	
Cafes, Restaurants and Lounges	7.5	230	4.5	3	3	9.2/2	-	
Artisan and Craft Shops	7.5	230	4.5	3	3	9.2/2	-	
Personal Service Establishments	7.5	230	4.5	3	3	9.2/2	-	
Travel Agents	7.5	230	4.5	3	3	9.2/2	-	
Art Galleries	7.5	230	4.5	3	3	9.2/2	-	
Community Centres	30	900	4.5	3	3	9.2/2	-	
Day Care Centres	<i>Refer to General Regulations Section 2.7</i>							
Lodges, Fraternal Organizations and Clubs	7.5	230	4.5	3	3	9.2/2	-	
Places of Worship, Religious Institutions	30	900	4.5	3	3	9.2/2	-	
Public Utilities	<i>Refer to General Regulations Section 3</i>							
Municipal Facilities								
Accessory Uses	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>							

5.8.2 Discretionary Uses and Regulations

C1 Neighbourhood Commercial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	<i>Site Frontage (m)</i>	<i>Site Area (m²)</i>	<i>Front Yard (m)</i>	<i>Side Yard (m)</i>	<i>Rear Yard (m)</i>	<i>Maximum Building Height (m/story)</i>	<i>Minimum Building Floor Area (m²)</i>	<i>Maximum Site Coverage</i>
Mini-malls, Strip Malls	30	900	4.5	3	3	9.2/2	-	
Gas Bars with or without Confectionaries	30	900	4.5	3	3	9.2/2	-	

5.8.3 Projections in Yards

- (1) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following: eaves and gutters of 0.6 metres or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that of the projections will not extend beyond the property line.



- (2) Signs, as allowed pursuant to Section 3.6, are permitted in required yards.

5.8.4 Fences and Hedges

- (1) Fences, hedges and other closed landscaping plantings shall not exceed 1 m in any required front yard or 3 metres in any required side or rear yard.
- (2) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 3.1.14.

5.8.5 Accessory Buildings and Structures

- (1) Accessory buildings shall comply with the yard requirements for a principal building.
- (2) For gas bars and service stations, an open canopy may extend over a portion of required yards provided the supports are not located in the required yards and the edge of the canopy is at least 0.6 metres from any property line.
- (3) Sale or demonstration goods in the form of a building, whether temporary or permanent, shall comply with any yard requirements.
- (4) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

5.8.6 Mini Mall Development Regulations

- (1) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.
- (2) Parking stalls for mini mall clients shall be accessible from the street by way of onsite access lanes, and not directly from the street.

5.8.7 Accessory Dwelling Units - Attached to Stores or Commercial Establishments

- (1) One dwelling unit accessory to a retail or commercial use may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.

- (2) *The accessory dwelling shall be located in the principal building.*
- (3) *Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provide a fire exit secondary to the required entrance.*

5.8.8 Parking

- (1) *No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.*
- (2) *Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.*
- (3) *If the rear or sides of a site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.*

5.8.9 General Performance Standards

- (1) *Any use or activity in this district shall comply with the following appearance standards:*
 - (a) *All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals;*
 - (b) *All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a lane, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these;*
 - (c) *The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a lane, and from adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;*
 - (d) *All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development; and*
 - (e) *Where use classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly adjacent to sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening,*

noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.

5.9 Downtown Commercial District

C2



The intent of this district is to accommodate retail commercial development to serve the residential neighbourhoods and the community. The Commercial Core District shall meet the policies of the Town Centre Neighbourhood Plan which forms part of the Official Community Plan.

5.9.1 Permitted Uses and Regulations

C2 Downtown Commercial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Banks, Financial Services and Business Offices	7.5	225	0	1.2	3	7.5 / 2	-	
Convenience Retail Stores	7.5	225	0	1.2	3	7.5 / 2	-	
Retail, Commercial Service and Office Uses	7.5	225	0	1.2	3	7.5 / 2		
Commercial Entertainment Establishments	7.5	225	0	1.2	3	7.5 / 2	-	
Bakeries with Retail Sales	7.5	225	0	1.2	3	7.5 / 2	-	
Broadcasting Media and Commercial	7.5	225	0	1.2	3	7.5 / 2		

<i>Communications Studios and Offices</i>								
<i>Health Services</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Government and Professional Service Offices</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Cafes, Restaurants and Lounges</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Licensed Beverage Rooms, Restaurants and Lounges</i>	7.5	225	0	1.2	3	7.5/2		
<i>Artisan and Craft Shops</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Personal Service Establishments</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Printing and Publishing Offices, Including Related Printing Presses and Equipment</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Travel Agents</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Bed and Breakfast</i>	<i>Refer to General Regulations Section 3</i>							
<i>Lodges, Fraternal Organizations and Clubs</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Hotels and Motels</i>	30	900	0	1.2	3	7.5/2	-	
<i>Bus Terminals</i>	30	900	0	1.2	3	7.5/2	-	
<i>Day Care Centres</i>	<i>Refer to General Regulations Section 3</i>							
<i>Museums and Art Galleries</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Educational and Cultural Institutions and Buildings</i>	7.5	225	0	1.2	3	7.5/2	-	
<i>Community Centres</i>	30	900	0	1.2	3	7.5/2	-	100%
<i>Places of Worship, Religious Institutions</i>	30	900	0	1.2	3	7.5/2	-	50%
<i>Public Utilities</i>	<i>Refer to General Regulations Section 3</i>							

Municipal Facilities	
Accessory Uses	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>

5.9.2 Discretionary Uses and Regulations

C2 Neighbourhood Commercial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Mini-Malls, Strip Malls	30	900	0	1.2	3	7.5 / 2	-	
Service Stations with or without car washes	30	900	0	1.2	3	7.5 / 2	-	
Gas Bars with or without Confectionaries	30	900	0	1.2	3	7.5 / 2	-	
Multiple Unit Dwellings located above the ground floor	30	600	0	1.2	3	14 / 4	-	

5.9.3 Projections in Yards

- (1) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following: eaves and gutters of 0.6 metres or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that any of the projections will not extend beyond the property line.
- (2) Signs, as allowed pursuant to Section 3.6, are permitted in required yards.

5.9.4 Fences and Hedges

- (1) Fences, hedges and other closed landscaping plantings shall not exceed 1 metre in any required front yard or 3 metres in any required side or rear yard.
- (2) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 3.1.14.

5.9.5 Accessory Buildings and Structures

- (1) Accessory buildings shall comply with the yard requirements for a principal building.*
- (2) For gas bars and service stations, an open canopy may extend over a portion of required yards provided the supports are not located in the required yards and the edge of the canopy is at least 0.6 metres from any property line.*
- (3) Sale or demonstration goods in the form of a building, whether temporary or permanent, shall comply with any yard requirements.*
- (4) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.*

5.9.6 Mini Mall Development Regulations

- (1) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.*
- (2) Parking stalls for mini mall clients shall be accessible from the street by way of onsite access lanes, and not directly from the street.*

5.9.7 Accessory Dwelling Unit - Attached to Stores or Commercial Establishments

- (1) One accessory dwelling unit accessory to a retail or commercial use may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.*
- (2) The accessory dwelling shall be located in the principal building.*
- (3) Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provide a fire exit secondary to the required entrance.*

5.9.8 Multiple Unit Dwelling Regulations

- (1) Multiple unit dwellings may be developed where located on a second or higher floor over office, retail, restaurant, cafe, and personal serve uses on the main floor.*
- (2) The parking required for the multiple unit dwelling is additional to parking for the commercial uses.*
- (3) Council will consider discretionary use applications with respect to the following criteria:*
 - (a) inclusion of ground level commercial development in the proposal*

5.9.9 Parking

- (1) *No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.*
- (2) *Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.*
- (3) *If the rear or sides of a site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.*

5.9.10 General Performance Standards

- (1) *Any use or activity in this district shall comply with the following appearance standards:*
 - (a) *All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals;*
 - (b) *All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a lane, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these;*
 - (c) *The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a lane, and from adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;*
 - (d) *All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development; and*
 - (e) *Where use classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly adjacent to sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.*

5.10 Highway Commercial/Industrial District

HCI



The intent of this district is to accommodate retail commercial development to serve the residential neighbourhoods and the community. The Commercial Core District shall meet the policies of the Town Centre Neighbourhood Plan which forms part of the Official Community Plan.

5.10.1 Permitted Uses and Regulations

HCI Highway Commercial/ Industrial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Agricultural Commercial	30	(1ha)	1	6	15	7.5 / 2	-	-
General Commercial Type I	30	(1ha)	1	6	15	7.5 / 2	-	-
General Industrial Type I	30	(1ha)	1	6	15	7.5 / 2	-	-
Industrial Malls	30	(1ha)	1	6	15	7.5 / 2	-	-
Commercial Greenhouses and Garden Centres	30	930	1	1.2	7.5	7.5 / 2	-	-
Sale, Rental, Leasing and Associated Services of Automobiles, Trucks, Motorcycles and	30	(1ha)	1	6	15	7.5 / 2	-	-

<i>Recreational Vehicles, Industrial and Agricultural Equipment</i>								
<i>Research Laboratories</i>	15	450	¹	1.2	7.5	7.5 / 2	55	-
<i>Polices, Fire and Ambulance Stations</i>	15	450	¹	1.2	7.5	7.5 / 2	55	-
<i>Telecommunication Facilities</i>	7.5	230	¹	1.2	7.5	7.5 / 2	-	-
<i>Lumber and Building Supply Establishments</i>	30	(1ha)	¹	6	15	7.5 / 2	-	-
<i>Commercial Cardlock Operations</i>	30	(1ha)	¹	6	15	7.5 / 2	-	-
<i>Service Stations, Car Wash or Gas Bar</i>	30	930	¹	6	15	7.5 / 2	-	-
<i>Fast Food Restaurants and Confectionaries</i>	15	450	¹	1.2	7.5	7.5 / 2	-	-
<i>Licensed Premises for the Sale and/or Consumption of Alcoholic Beverages</i>	15	450	¹	1.2	7.5	7.5 / 2	55	-
<i>Hotels or Motels</i>								
<i>Grocery Stores</i>	30	930	¹	3	7.5	14.5 / 4	95	-
<i>Financial Institutions</i>								
<i>Commercial Storage</i>	30	(1ha)	¹	6	15	7.5 / 2	-	-
<i>Commercial Recycling Depots</i>	30	930	¹	1.2	7.5	7.5 / 2	-	-
<i>Machine, Welding and Fabrication Shops</i>	30	930	¹	1.2	7.5	7.5 / 2	-	-
<i>Bus Terminals</i>	30	930	¹	1.2	7.5	7.5 / 2	95	-
<i>Public Utilities</i>	<i>Refer to General Regulations Section 3</i>							
<i>Municipal Facilities</i>								
<i>Accessory Uses</i>	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>							

¹ All Buildings and Structures shall be set back a minimum of; 55 metres from the Centre Line of a Provincial Highway

15 Metres from a Highway Frontage Road Property Line
 46 Metres from the Centre Line of any Municipal Road
 15 Metres from an Internal Subdivision Road/Street

5.10.2 Discretionary Uses and Regulations

HCI Highway Commercial District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Mini-Malls, Strip Malls	30	900	1	1.2	7.5	7.5 / 2	-	-
General Industrial Type II	30	(1ha)	1	6	7.5	7.5 / 2	-	-
Large Scale Retail and Wholesale	30	(1ha)	1	6	7.5	7.5 / 2	-	-
Bulk oil dealers and chemical supply dealers	30	(1ha)	1	6	7.5	7.5 / 2	-	-
Warehousing Depots and Storage Yards	30	(1ha)	1	6	7.5	-	-	-
Community Centres	30	(1ha)	1	1.2	7.5	7.5 / 2	-	-
Museum and Galleries	7.5	225	1	1.2	7.5	7.5 / 2	-	-
Amusement Parks and Fairgrounds	30	(1ha)	1	1.2	7.5	-	-	-
Recreational Vehicle Storage Yards	30	(1ha)	1	6	7.5	-	-	-
Animal Hospitals/Clinics and Kennels	15	450	1	1.2	7.5	7.5 / 2	-	-
Personal Service Establishments	15	450	1	1.2	7.5	7.5 / 2	-	-
Medical and Dental Clinics	15	450	1	1.2	7.5	7.5/2	-	-
Small Scale Repair Services Centres	15	450	1	1.2	7.5	7.5 / 2	-	-
Drug Stores/Pharmacies	15	450	1	1.2	7.5	7.5/2	-	-
Professional Offices	15	450	1	1.2	7.5	7.5/2	-	-
Restaurants	15	450	1	1.2	7.5	7.5/2	-	-

Bars and Pubs	15	450	1	1.2	7.5	7.5/2	-	-
Railway operations	Refer to General Regulations Section 3							

¹ All Buildings and Structures shall be set back a minimum of;
55 metres from the Centre Line of a Provincial Highway
15 Metres from a Highway Frontage Road Property Line
46 Metres from the Centre Line of any Municipal Road
15 Metres from an Internal Subdivision Road/Street

5.10.3 Projections in Yards

- (1) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following: eaves and gutters of 0.6 m or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that any of the projections will not extend beyond the property line.
- (2) Signs, as allowed pursuant to Section 3.6, are permitted in required yards.

5.10.4 Fences and Hedges

- (1) Fences, hedges and other closed landscaping plantings shall not exceed 1 metre in any required front yard or 3 metres in any required side or rear yard.
- (2) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 3.1.14.

5.10.5 Accessory Buildings and Structures

- (1) Accessory buildings shall comply with the yard requirements for a principal building.
- (2) For gas bars and service stations, an open canopy may extend over a portion of required yards provided the supports are not located in the required yards and the edge of the canopy is at least 0.6 metres from any property line.
- (3) Sale or demonstration goods in the form of a building, whether temporary or permanent, shall comply with any yard requirements.
- (4) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

5.10.6 Mini Malls Development Regulations

- (1) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.

- (2) *Parking stalls for mini mall clients shall be accessible from the street by way of onsite access lanes, and not directly from the street.*

5.10.7 Accessory Dwelling Units. Attached to Stores or Commercial Establishments

- (1) *One accessory dwelling unit accessory to a retail or commercial use may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.*
- (2) *The accessory dwelling shall be located in the principal building.*
- (3) *Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provide a fire exit secondary to the required entrance.*

5.10.8 Multiple Unit Dwelling Regulations

- (1) *Multiple unit dwellings may be developed where located on a second or higher floor over office, retail, restaurant, cafe, and personal serve uses on the main floor.*
- (2) *The parking required for the multiple unit dwelling is additional to parking for the commercial uses.*
- (3) *Council will consider discretionary use applications with respect to the following criteria:*
- (a) *inclusion of ground level commercial development in the proposal*

5.10.9 Parking

- (1) *No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.*
- (2) *Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.*
- (3) *If the rear or sides of a site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.*

5.10.10 Discretionary Use Application

- (1) *Council will consider the applications for discretionary use with respect to the following criteria:*
- (a) *The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;*
- (b) *The potential for noise, dust, smoke and other emissions causing pollution has been effectively mitigated;*

- (c) Adequate separation exists from the development to residential and tourist service uses; and*
- (d) Access to truck routes major streets and railway transportation is appropriate to the type of development.*

5.10.11 Storage

- (1) No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.*

5.10.12 Transportation and Vehicle Sales and Services

- (1) Service stations and gas bars shall be governed by Section 3.5.4.*
- (2) Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles, trailers, or farm machinery may include service stations and gas bars.*
- (3) Required parking and access aisles to fuel dispensing equipment may not be used for the display of vehicles and goods for sale.*

5.10.13 Processing and Manufacturing Operations

- (1) All operations with respect to processing and manufacturing shall be conducted within an enclosed building.*
- (2) No exterior storage of materials, goods, or of waste products is permitted except within a waste disposal bin for collection.*
- (3) The operation shall not emit levels of noise, odour, or dust not common to the other uses in the District.*
- (4) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.*

5.10.14 Bulk Oil Dealers and Chemical Supply Dealers

- (1) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.*
- (2) Locations with direct access to a highway or highway frontage road are preferred.*

5.10.15 Accessory Cafés

- (1) A café may be developed within a principal building and operated as accessory to another use.*
- (2) There shall be no advertising signs for the café outside of the interior of the principal building.*

5.10.16 General Performance Standards

- (1) Any use or activity in this district shall comply with the following appearance standards:
- (a) All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals;
 - (b) All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a lane, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these;
 - (c) The Development Officer may require that exposed projections outside the building, such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a lane, and from adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;
 - (d) All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development;
 - (e) Where use classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: landscaping; berming or screening, noise attenuation measures such as structural soundproofing, downward direction of all exterior lighting on to the proposed development, and any other measures as the Development Officer may deem appropriate;
 - (f) If the rear or sides of a site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of the General Regulations of this Bylaw;
 - (g) All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building;
 - (h) All exposed building faces shall have consistent and harmonious exterior finishing materials;
 - (i) Restaurants with drive through sales shall have room on site for at least 5 cars in the ordering line. This line of cars shall not block access to parking stalls.

- (j) Access and egress lanes shall not be located so as to create congestion on the adjacent streets; and*
- (e) All operations related to artisans, and craft shop offices and workshops shall be conducted within an enclosed building.*

5.11 Future Urban Development District

FUD



The purpose of this Zone is to allow for agricultural and rural land use activities and a limited range of other uses that do not prejudice the future use of these lands for urban use.

5.11.1 Permitted Uses and Regulations

FUD Future Urban Development District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (ha)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Minimum Building Floor Area (m2)	Maximum Site Coverage
Crop Farming	30	16	15	15	15	-	-	-
Livestock Pasture	30	16	15	15	15	-	-	-
Cemeteries	-	-	-	-	-	-	-	-
Public Utilities	Refer to General Regulations Section 3							
Municipal Facilities								

Amended
by Bylaw
No. 591-15
Approved
on Sept 8,
2015.

Accessory Uses	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>
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5.11.2 Discretionary Uses and Regulations

FUD Future Urban Development District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (ha)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Minimum Building Floor Area (m2)	Maximum Site Coverage
<i>Green Houses, Market Gardens, Horticultural Supply, Tree and Plant Nurseries</i>	30	2	15	15	15	-	-	-
<i>Animal Hospitals/Clinics and Kennels</i>	30	2	15	15	15	-	-	-
<i>Golf Courses</i>	30	16	15	15	15	-	-	-
<i>Sport Fields and Arenas</i>	30	2	15	15	15	-	-	-
<i>Places of Worship, Religious Institutions</i>	30	2	15	15	15	-	-	-
<i>Private Airports</i>	30	2	15	15	15	-	-	-

Amended by Bylaw No. 591-15 Approved on Sept 8, 2015.

5.11.3 Discretionary Use Application

- (2) Council will consider the applications for discretionary use with respect to the following criteria;
- (a) *The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;*
 - (b) *The potential for noise, dust, smoke and other emissions causing pollution has been effectively mitigated;*
 - (c) *Adequate separation exists from the development to residential and tourist service uses; and*
 - (d) *Access to truck routes major streets and railway transportation is appropriate to the type of development.*

5.11.4 General

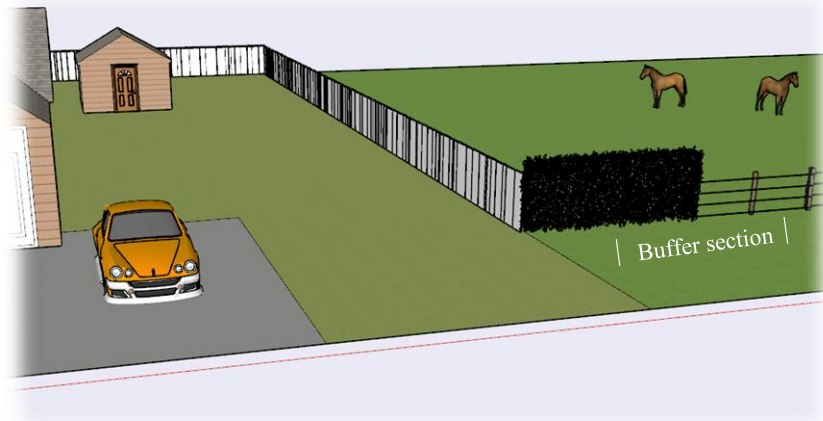
- (1) *To recognize existing use of a single detached dwelling, Council will consider building or expansion of single detached dwellings in a FUD District on a site that holds an existing single detached dwelling.*
- (2) *The approval of development of a single detached dwelling on vacant or idle land, or in a new subdivision for large site residential use, will not be considered except in conjunction with the adoption of a concept plan to the Official Community Plan that designates the area for large site residential use.*
- (3) *Council may consider approval of a single detached dwelling accessory or ancillary to another existing use, where the location will not interfere with future development pursuant to the Official Community Plan and any concept plan adopted under that plan. All single detached dwellings shall comply with the standards of an R2 District.*
- (4) *Council will consider the applications for discretionary use with respect to the following criteria;*
 - (a) *The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;*
 - (b) *The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan;*
 - (c) *The development will not require the development of new streets and utility lines except as may be provided for in existing plans under the Official Community Plan; and*
 - (d) *The proposal is not premature.*

5.11.5 Fences

- (1) *All fences within the FUD District require a Development Permit.*
- (2) *A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed.*
- (3) *Fences within the FUD District may employ barbed wire, provided that they comply with the following standards:*
 - (a) *A fence employing barbed wire must be built so as to ensure that no portion thereof bearing barbed wire shall encroach in any way upon any adjacent property;*
 - (b) *Where a fence employing barbed wire is situated adjacent to a highway, street, road, alleyway, sidewalk or recreational pathway each post shall have affixed to it a reflective marker on each pole, post or pillar and where the span of wire exceeds 3 metres, between poles, posts or pillars, on the fence wire, centred on the span;*

*Amended
by Bylaw
No. 661-20
Approved
on May
31, 2021.*

- (c) *Where a fence employing barbed wire is situated so that it does not lie within 15 degrees of parallel to an approaching highway, street, road, alleyway, sidewalk or recreational pathway (hereafter an “approaching road”), the fence must:*
- (i) *for a distance of 5 metres extending to each side of the limits of the travelled portion of such approaching road, be set back a minimum distance of 1 metres from the property line; and*
 - (ii) *display a reflective warning sign at the extended centre line of the approaching road.*
- (d) *Where a fence employing barbed wire is situated adjacent to land zoned so as to permit a residential use the fence must be set back a minimum distance of 5 metres from the property line;*
- (e) *Where a fence is set back from the Property Line pursuant to subparagraphs (c) or (d) above, that portion of the fence must be buffered from the approaching roadway or the adjacent residential property by way of vegetation which, when mature, will fully screen the fence from view or access, to its full height and the landowner shall be responsible for ensuring the reasonable growth and establishment of such vegetation, and for its care and maintenance for so long as the fence shall remain on the subject property.*



A barbed wire fence that runs parallel to the property line, should be set back the entire distance and planted with vegetation.

- (4) *No fence constructed in an FUD zone shall employ:*
- (a) *Razor wire; or*
 - (b) *Electric Fencing.*

- (5) *Where a fence, pole, post, pillar or wire or other portion of a fence, wall or gate should be erected, constructed or maintained contrary to the provisions of this bylaw, the Development Officer may order:*
- (a) That the development thereof shall cease and desist; and /or*
 - (b) That the fence, pole, post, pillar or wire or other portion of a fence, wall or gate be required to be removed by the owner and/or occupant of the land within the specified time; and*
 - (c) In the event of non-removal as required by such order, the Town may undertake the work necessary to ensure compliance with this bylaw and may charge the associated cost against the owner of the land, and may further, in the event such costs are not paid promptly, add the outstanding costs to the taxes on the land.*

5.12 Neighbourhood Commercial Contract District

C1-C

This Neighbourhood Commercial Contract District C1 – C is intended to provide for localized convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighborhoods. This zoning district is intended to permit a unique development opportunity and the re-development of parcels of land and buildings which, because of their shape, size, unique characteristics and other unusual conditions, requires special consideration to achieve the desired results consistent with the applicable land use category and the general intent of the zone in which it is situated.

The Developer proposes to re-develop the land into 5 commercial units in the short-term and 2 additional commercial units in the long-term, to create the neighbourhood commercial land known as WHITE CITY PLAZA;

Land Location: Parcel B, Registered Plan No. 76R05619

PERMITTED AND DISCRETIONARY USES

5.12.1 Permitted Uses and Regulations

C1-C Neighbourhood Commercial Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Unit Area (m ²)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/story)	Minimum Building Floor Area (m ²)	Maximum Site Coverage
Convenience Retail Stores	-	90	0.5	3	3	9.2/2	-	
Banks, Financial Services and Business Offices	-	90	0.5	3	3	9.2/2	-	
Government and Professional Service Offices	-	90	0.5	3	3	9.2/2	-	
Bakeries with Retail Sales	-	90	0.5	3	3	9.2/2	-	
Health Services and Clinics	-	90	0.5	3	3	9.2/2	-	
Cafes, Restaurants and Lounges	-	90	0.5	3	3	9.2/2	-	
Artisan and Craft Shops	-	90	0.5	3	3	9.2/2	-	

<i>Personal Service Establishments</i>	-	90	0.5	3	3	9.2/2	-	
<i>Travel Agents</i>	-	90	0.5	3	3	9.2/2	-	
<i>Art Galleries</i>	-	90	0.5	3	3	9.2/2	-	
<i>Accessory Uses</i>	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>							

5.12.2 Discretionary Uses and Regulations

C1 - C Neighbourhood Commercial Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	<i>Site Frontage (m)</i>	<i>Site Area (m²)</i>	<i>Front Yard (m)</i>	<i>Side Yard (m)</i>	<i>Rear Yard (m)</i>	<i>Maximum Building Height (m/story)</i>	<i>Minimum Building Floor Area (m²)</i>	<i>Maximum Site Coverage</i>
<i>Licensed Restaurants and Lounges for the sale and/or consumption of alcoholic beverages</i>	-	90	0.5	3	3	9.2/2	-	

ADDITIONAL REGULATIONS

5.12.3 Development Standards

Pursuant to the Planning and Development Act, 2007 and the Town of White City Zoning Bylaw No. 581-14 this Neighbourhood Commercial Contract District C1 - C shall be accompanied by the following:

A description of the proposal including:

- (d) The uses of the land and buildings or the forms of development;*
- (e) The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural details;*
- (f) Time limits within which any part of the described proposal or terms and conditions imposed; and*
- (g) A condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms.*

5.12.4 Projections in Yards

- (1) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following: eaves and gutters of 0.6 metres or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that any of the projections will not extend beyond the property line.
- (2) Signs, as allowed pursuant to Section 3.6, are permitted in required yards.

5.12.5 Fences and Hedges

- (1) Fences, hedges and other closed landscaping plantings shall not exceed a maximum height of 1 m in any required front yard or a maximum height of 3 metres in any required side or rear yard.
- (2) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 3.1.14.
- (3) On lands abutting a residential zone, fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain link fence and landscape planting to form a dense year-round screen.

5.12.6 Accessory Buildings and Structures

- (1) Accessory buildings shall comply with the yard requirements for a principal building.
- (2) Sale or demonstration goods, or signs, whether temporary, permanent, or mobile, shall not occupy a required parking stall, loading space or access aisle.

5.12.7 Mini Malls Development Regulations

- (1) Parking stalls for mini mall clients shall be accessible from the street by way of onsite access lanes, and not directly from the street.

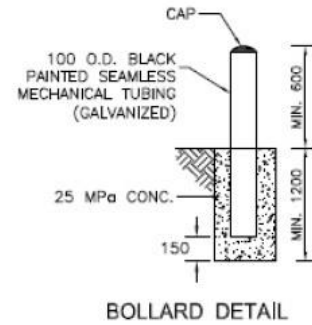
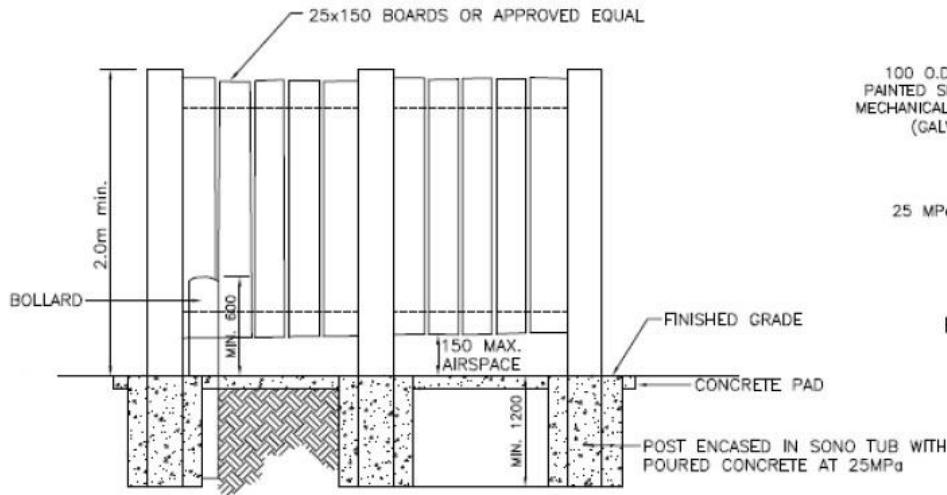
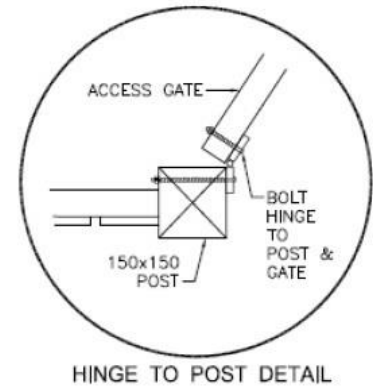
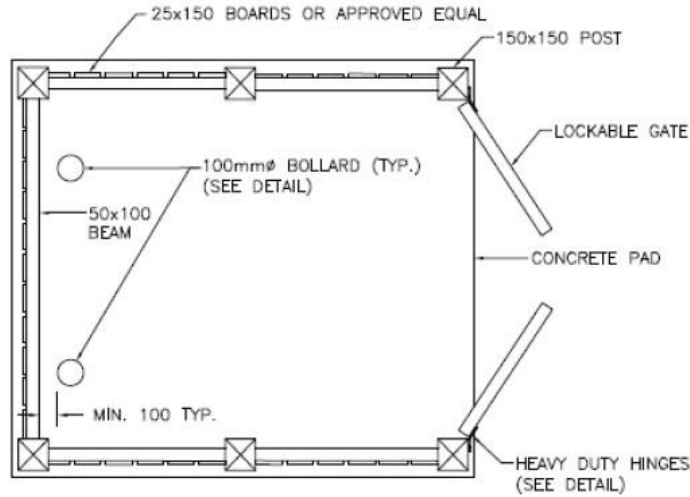
5.12.8 Parking

- (1) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.
- (2) Parking of trucks and trailers are prohibited except when:
 - (a) the truck or trailer is being loaded and unloaded
 - (b) the truck or trailer is for customer use
 - (c) the truck or trailer belongs to a property owner or tenant

- (d) the truck or trailer is being used for charitable purposes*
- (3) If the rear or sides of a site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.*
- (4) The development under this contract district shall provide a minimum of 27 parking stalls or spaces. All regulations and parking area standards of sections 3.7.3, 3.7.4 and 3.7.5 shall be followed.*

5.12.9 Waste Collection, Location and Enclosures

- (1) The Town of White City will not provide the collection of garbage, recyclable materials and yard waste from Commercial establishments in this Contract District. The owner or occupant is to arrange for on-site waste collection through a private hauler.*
- (2) Garbage and materials are not to be placed on public property. Proper loading/storage facilities located on private property are required and must meet all applicable bylaws and legislation.*
- (3) Loading/storage facilities shall be screened from any adjacent sites or public roadways. Garbage enclosures shall be large enough to contain all waste materials generated from the commercial establishment. In the event of future increase in waste generation, the Owner or designate shall be required to enlarge the enclosure to accommodate the increase in waste material.*
- (4) All enclosures shall be constructed to match the principal building and shall be a minimum of 2 metres in height (see drawings below). The overall dimension of the enclosure shall vary depending upon the size and number of waste / recycling containers required. Door stoppers shall be installed to hold the doors immobile while the truck is lifting the container.*
- (5) All enclosures shall be built on a flat surface and comply with all zoning (i.e. setbacks) and other municipal requirements.*
- (6) All garbage and recycling containers must be stored inside the enclosure until the designated day of collection and must be returned to the garbage enclosure immediately following collection. The time of collection, operations must be in accordance to the Town's applicable bylaws, including the Noise Bylaw (as amended).*
- (7) Under no circumstances shall waste materials be stored outside of garbage enclosure between designated collection days.*



Typical External Garbage Enclosure

5.12.10 General Performance Standards

- (1) Any use or activity in this district shall comply with the following appearance standards:
- All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no permanent outdoor display areas;
 - The Development Officer may require that exposed projections outside the building, such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a lane, and from adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;

- (c) *All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development; and*
- (d) *Where use classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly adjacent to sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: landscaping; berming or screening, noise attenuation measures such as structural soundproofing, downward direction of all exterior lighting on to the proposed development, and any other measures as the Development Officer may deem appropriate.*

5.13 Residential Contract District

R4-C

This Residential Contract District R4 – C is intended to provide for small lot single detached housing with attached garages in an urban setting and provides the opportunity for higher density single detached dwellings by reducing the rear yard setback requirement of the Residential District – R4.

This contract zoning district is intended to permit a unique development opportunity and the development of this parcel of land which, because of its shape, size, unique characteristics and other unusual conditions, requires special consideration to achieve the desired results consistent with the applicable land use category and the general intent of the zone in which it is situated.

The Developer proposes to re-develop the land into 20 residential lots, in accordance with the proposal (attached hereto as Schedule “B”) to create a residential neighborhood known as SARAH’S COVE.

Location: NW ¼ 13-17-18 W2M described as Surface Parcel No. 166196076 as per Plan of Proposed Subdivision by Midwest Surveys, dated June 11, 2015.

PERMITTED AND DISCRETIONARY USES

5.13.1 Permitted Uses and Regulations

R4 Residential Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ² /ft ²)
Single Detached Dwelling	18.4	825	10	2.5	2.5	10	11 ¹	Bungalow/Bi-Level 139/1500 1 ½ & 2 Storey 185/2000
Modular Home	18.4	825	10	2.5	2.5	10	11 ¹	Bungalow/Bi-Level 139/1500 1 ½ & 2 Storey 185/2000
Public Utilities	Refer to General Regulations Section 3							

Accessory Uses	<i>Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building</i>
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¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house.

5.13.2 Discretionary Uses and Regulations

R4 Residential Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	<i>Site Frontage (m)</i>	<i>Site Area (m²)</i>	<i>Front Yard (m)</i>	<i>Exterior Side Yard (m)</i>	<i>Interior Side Yard (m)</i>	<i>Rear Yard (m)</i>	<i>Maximum Building Height (m)</i>	<i>Minimum Building Floor Area (m²)</i>
<i>Residential Care Homes</i>	<i>Subject to the Principal Permitted Use Refer to General Regulations Section 3</i>							
<i>Bed and Breakfast</i>								
<i>Home Base Business</i>								
<i>Family Child Care Home where Ancillary to a Dwelling</i>								
<i>Day Care Centres</i>								

5.13.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) *In Rear Yards:*

- (a) *Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;*
- (b) *Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;*
- (c) *A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;*
- (d) *Wheelchair ramps to main floor level; and*
- (e) *Fences less than 2 metres in height unless provided otherwise in this Bylaw.*
- (f) *Attached covered patio or deck to a maximum projection of 3 metres.*

(3) *Side Yards:*

- (a) *Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;*
- (b) *Walkways and steps less than 0.6 metres in height;*
- (c) *Wheelchair ramps to main floor level; and*
- (d) *Fences less than 2 metres in height unless provided otherwise in this Bylaw.*

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways and walkways.*

5.13.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

(1) *All accessory buildings, including sheds and tent buildings, require a development permit.*

(2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 5 metres from a principal building shall comply with all the minimum yard requirements of the principal building.*

(3) *An accessory building shall not be located in a required front yard.*

(4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*

(5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are subject to accessory setback standards and shall be located completely in the rear of the lot.*

(6) *Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.*

(7) Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.

(8) In rear yards, laundry drying equipment and garbage stands are permitted

(9) Accessory Regulations

	R4 - C
i) Floor area coverage (maximum)	5% of lot area
ii) Height (maximum)*	3.66 m **
iii) Side Yard setback (minimum)	2.5 m
If located no closer than 5 m from the 10 m rear yard setback	1 m
iv) Rear Yard setback (minimum)	1 m

* roof pitch must be the same or lower than the principal building on the lot
 ** to the top of the wall plate

5.13.5 Storage

(1) No side or front yards shall be used for outdoor storage.

5.13.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.
- (2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.13.7 Fences

(1) The regulations contained within this section of this Bylaw apply to:

- (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.*
- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.*
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or*
 - (b) Side yard abutting a public roadway other than a lane.**
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or*
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.**

5.13.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;*
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.**
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or*
 - (b) Is used for commercial purposes.**
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.*
- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the edge of the pavement if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or*
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the**

Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard of any site in this District, or in the case of a corner site, in the front yard or the flanking side yard:*
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.*
- (8) *On a site in this District, any component of a stationary mechanical system that:*
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a width of less than 9.0 m, shall be located in a rear yard.*

5.13.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*

5.14 Residential Acreage District

RA

Amended to add Section 5.14 by Bylaw No. 628-18 Approved on Sept 24, 2018.



The intent of this district is intended to accommodate a mixture of agricultural and rural residential lifestyles by conserving the current development standards and land regulations of the areas.

5.14.1 Permitted Uses and Regulations

RA Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)						
	Site Frontage (m)	Site Area (ac)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	31	3.5	See below	See below	See below	11	102 m ² for principal building
RTM and Modular Homes	31	3.5	See below	See below	See below	11	102 m ² for principal building
Conservation Uses	Refer to General Regulations Section 3						
Recreation Facilities							
Public Utilities							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building						

5.14.2 Building and Structure Setback

(1) Minimum Front Yard Setback

All buildings shall be set back a minimum of:

- (a) 60 meters from the centre line of a Provincial Highway.*
- (b) 36 meters from a Highway frontage road property line.*
- (c) 46 meters from the centre line of any municipal road.*
- (d) 15 meters from the property line of an internal subdivision road.*
- (e) A minimum of 90 meters is required from the intersection of the centre lines of any municipal roads or provincial highway or such greater distance as required for e.g. site triangle.*

(2) Minimum Rear Yard

All buildings shall be set back a minimum of:

- (a) 60 meters from the centre line of a Provincial Highway.*
- (b) 36 meters from a Highway frontage road property line.*
- (c) 46 meters from the centre line of any municipal road.*
- (d) 15 meters from the property line of an internal subdivision road.*
- (e) Dwellings: 15 metres.*
- (f) Detached accessory buildings: 5 metres.*

(3) Minimum Side Yard

All buildings shall be set back a minimum of:

- (a) 60 meters from the centre line of a Provincial Highway.*
- (b) 36 meters from a Highway frontage road property line.*
- (c) 46 meters from the centre line of any municipal road.*
- (d) 15 meters from the property line of an internal subdivision road.*
- (e) Side yard if abutting no highway or road: 15 meters for a dwelling, 8 meters for accessory buildings, 0.3 meters for trees/shrubs.*

(4) Minimum setback for trees, shelterbelts and fences

- (a) 55 meters from the centre line of a Provincial Highway.*
- (b) 5 meters from Highway frontage road property line.*
- (c) 46 meters from the centre line of a municipal road.*
- (d) 8 meters from the property line of an internal subdivision road.*

5.14.3 Discretionary Uses and Regulations

RA Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey) ³	Minimum Floor Area
Artisan or Craft Workshops	<p style="text-align: center;"><i>Subject to the Principal Permitted Use</i> Refer to General Regulations Section 3 and additional regulations within this district</p>							
Residential Care Homes								
Secondary and/or Garage Suites								
Bed and Breakfast								
Storage of Recreational Vehicles (RVs)								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	<p style="text-align: center;"><i>Institutional, community service, recreational land uses as well as public utilities shall have no minimum or maximum area requirement</i></p>							

¹ Maximum Site Coverage of 50% (for all buildings and covered structures combined, including the principal dwelling)

² Minimum 5 metre separation from the principal dwelling

³ Building Height shall be measured from grade level to highest point of a flat roof or the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof. In any case no unit shall be higher than the principal dwelling.

5.14.4 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) *In Rear Yards:*

- (a) *Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;*
- (b) *Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;*
- (c) *A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;*
- (d) *Wheelchair ramps to main floor level;*
- (e) *Fences less than 2 metres in height unless provided otherwise in this Bylaw; and*
- (f) *Attached covered patio or deck to a maximum projection of 3 metres.*

(3) *In Side Yards:*

- (g) *Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;*
- (h) *Walkways and steps less than 0.6 metres in height;*
- (i) *Wheelchair ramps to main floor level; and*
- (j) *Fences less than 2 metres in height unless provided otherwise in this Bylaw.*

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways and walkways.*

5.14.5 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) *A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.*
- (2) *All accessory uses, buildings (i.e. detached garages) or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of this Bylaw.*
- (3) *Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.*
- (4) *The building floor area for large accessory buildings (including workshops and garage suites) located on Residential Acreage (RA) sites may not exceed 233 m² (2,400 ft²). The height of the building may not exceed 9.1 meters (30 ft) and the height of the door may not exceed 4.2 meters (14 ft).*
 - (a) *All workshop-related activities shall be conducted within an enclosed building. No exterior storage of materials, goods or waste products is permitted, except within a waste disposal bin for collection.*
 - (b) *All garage suites must be situated above a private garage and must have a minimum floor area of 35 m² (375 ft²) and shall not exceed a floor area of 112 m² (1,200 ft²).*

- (5) *Accessory buildings and garages (detached) shall have a maximum building height of 6.0 meters.*

5.14.6 Storage

- (1) *No front yards shall be used for outdoor storage.*

5.14.7 Yards on Corner Sites

- (1) *In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:*
- (a) *In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot;*
 - or*
 - (b) *Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.*
- (2) *Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.*

5.14.8 Fences

- (1) *The regulations contained within this section of this Bylaw apply to:*
- (a) *The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.*
- (2) *Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.*
- (3) *A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:*
- (a) *The front yard; or*
 - (b) *Side yard abutting a public roadway other than a lane.*
- (4) *A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:*
- (a) *The front yard; or*

(b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.14.9 Keeping of Livestock

(1) Notwithstanding Section 3.5.14 of this Bylaw, the keeping of livestock, excluding poultry and pigs, shall be permitted in the Residential Acreage District - RA in accordance with the following:

Parcel Size	Number of Animal Units Permitted
.4 hectares (0 - 1 acre)	none
.8 hectares (1-2 acres)	One
Greater than 0.8 hectares (2 acres)	Two

(2) The number of animals per unit shall be calculated in accordance with the following table:

Animal	No. of animals per unit
Sheep	
<i>rams or ewes</i>	7
<i>lambs</i>	14
Goats, Llamas, Alpacas	7
Equine	
<i>colts, miniatures, ponies, donkeys</i>	2
<i>other</i>	1
Cattle	
<i>cows and bulls</i>	1
<i>feeder cattle</i>	1.5
<i>replacement heifers</i>	2
<i>calves</i>	4
Domesticated native ungulates	1

(3) Animals shall not be pastured within 15 meters (50 ft) of any dwelling or well not owned by the owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 meters (100 ft) of an adjacent dwelling or property line.

5.14.10 Garage Suites

- (1) *Notwithstanding Section 3.5.17 of this Bylaw, a garage suite may be allowed when complementary to a single detached dwelling located in the Residential Acreage District - RA.*
- (2) *A garage suite is not permitted on a lot that contains a multi-family dwelling, semi-detached dwelling, mobile home or commercial/industrial building.*
- (3) *A garage suite shall not be developed on a lot which contains an accommodations service, bed and breakfast or a community care facility.*
- (4) *Only one secondary suite or one garage suite is permitted on a lot (not both).*
- (5) *The garage suite must be located in the rear yard.*
- (6) *All garage suite construction must comply with all relevant requirements of the Nation Building Code, The Uniform Building and Accessibility Standards Act and Regulations, and any other applicable bylaws.*
- (7) *The residential unit within the garage suite must be situated above the private garage.*
- (8) *The minimum floor area for a garage suite is 35 m² (375 ft²).*
- (9) *The maximum floor area for a garage suite is 112 m² (1200 ft²).*
- (10) *The maximum number of bedrooms for a garage suite is two (2).*
- (11) *A minimum of two (2) permanent on-site parking spots are required for the exclusive use of the garage suite.*
- (12) *Direct access from a driveway is required to provide access to the garage suite from the street.*
- (13) *A separate exterior entrance to the garage suite that does not require passage through any part of the building used for motor vehicle parking is required.*
- (14) *Setbacks for a garage suite shall be the same as an accessory building for the zone where the garage suite is located.*
- (15) *A garage suite must be separated a minimum distance of 4 metres (13.12 ft) from the single detached dwelling on the same lot.*
- (16) *A garage suite shall not include any above ground patios or roof top decks.*
- (17) *A vacation rental use is not permitted in a garage suite.*
- (18) *Garage suites must contain cooking, eating, living, sleeping and sanitary facilities.*
- (19) *A garage suite must be connected to utility services (e.g. gas, power, water, sewage disposal, etc).*
- (20) *The garage suite shall not:*
 - (a) *Unduly interfere with the amenities or change the character of the neighbourhood;*
 - (b) *Materially interfere with or affect the use and enjoyment of adjacent properties;*

- (c) Adversely impact upon the environment; or*
 - (d) Result in excessive demand on municipal services, utilities or municipal roadway access.*
- (21) Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.*

5.14.11 Secondary Suites

- (1) Notwithstanding Section 3.5.17 of this Bylaw, a secondary suite may be allowed when complementary to a single detached dwelling located in the Residential Acreage District - RA.*
- (2) Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building.*
- (3) Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.*
- (4) Secondary suites may not exceed 60 m² or 35% of the total floor space, including basements, and may not have more than two bedrooms.*
- (5) 2 permanent on-site parking spaces are required for a secondary suite.*
- (6) A secondary suite can only be constructed within a principal single detached dwelling.*
- (7) A secondary suite is not permitted in multi-family dwellings, semi-detached dwellings, mobile homes or commercial/industrial buildings.*
- (8) A secondary suite shall not be developed within a principal single detached dwelling that contains an accommodations service, bed and breakfast or a community care facility.*
- (9) Only one secondary suite or one garage suite is permitted on a lot (not both).*
- (10) Secondary Suite construction must comply with all relevant requirements of the Nation Building Code, The Uniform building and Accessibility Standards Act and Regulations, and any other applicable bylaw.*
- (11) The minimum floor area for a secondary suite is 35 m² (375 ft²).*
- (12) The maximum floor area for a secondary suite shall be the lesser of 60 m²; or 35% of the total floor space, including basements.*
- (13) The maximum number of bedrooms for a secondary suite is two (2).*
- (14) A minimum of two (2) permanent on-site parking spots are required for the exclusive use of the secondary suite.*
- (15) A secondary suite must have an entrance separate from the entrance to the principal residential dwelling unit either from a common indoor landing or directly from the side or rear of the building.*
- (16) Secondary suites must contain cooking, eating, living, sleeping and sanitary facilities.*

- (17) *A secondary suite must be connected to utility services (e.g. gas, power, water, sewage disposal, etc.).*
- (18) *The Secondary Suite shall not:*
- (a) Unduly interfere with the amenities or change the character of the neighbourhood;*
 - (b) Materially interfere with or affect the use and enjoyment of adjacent properties;*
 - (c) Adversely impact upon the environment; or*
 - (d) Result in excessive demand on municipal services, utilities or municipal roadway access.*
- (19) *Council shall place any additional conditions for approval deemed necessary to secure the objectives of this bylaw.*

5.14.12 General

- (1) *Notwithstanding the provisions of this bylaw and the Official Community plan, a mobile home or trailer coach may be permitted for a period of up to one (1) year on an existing non-farm or farmstead residential site within this zoning district, subject to a resolution of Council, provided that the following criteria is met:*
- (a) Adherence to any permit or building bylaw or licensing requirement in effect in the Municipality;*
 - (b) Issuance of a Development Permit to the landowner, where said trailer is located, to be issued on an annual basis;*
 - (c) The entering into of a development agreement between all affected parties, where considered necessary, to assure applicable development standards are adhered to; and*
 - (d) Compliance with any requirement of the Ministry of Health or government agencies respecting water and waste connections, and disposal concerns.*
- (2) *As per Section 3, subsection 3.1.10, on-site water supply and sewer disposal is authorized in the RA Zoning District.*

5.15 Neighbourhood Residential District

R7



The intent of this district is to provide for low-to medium-density residential development within a comprehensively planned neighbourhood. A mix of compatible housing types provides market opportunities and encourages diversity in the built form. This district is intended to meet the policies of the Town Centre Neighbourhood Plan which forms part of the Official Community Plan.

Amended to add Section 5.15 by Bylaw No. 630-18 Approved on Sept 24, 2018.

Bylaw No. 648-19 deleted and replaced Section 5.15.1 to correct the exterior side yard requirement that was changed from 2.5 metres to 5.2 metres for Single Detached Dwelling - Urban Lot to the original intended 2.5 metres.

5.15.1 Permitted Uses and Regulations

R7 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling ¹ - Wide Lot	18	630	6	2.5	1.2	6	12	70
Single Detached Dwelling - Medium ²	12.20	427	3	2.5	1.2	6	12	70
Single Detached Dwelling - Urban Lot ²	8.5	297	3	2.5	1.2	6	12	70
Semi-Detached Dwelling/Duplex - Lane Access (per side) ²	6	210	3	2.5	1.2	6	12	70
Townhouse Dwelling ³	5.5	192	3	1.2 ⁴	1.2 ⁴	6	12	50

Public Utilities	Refer to General Regulations Section 3
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building

Bylaw No. 644-19 Approved on October 21, 2019, amended Section 5.15.1 to add clarification with respect to the minimum side yard requirement for Townhouse Dwelling.

¹ Maximum Site Coverage of 55% (includes accessory buildings)

² Maximum Site Coverage of 55% (includes accessory buildings)

³ Maximum Site Coverage of 65%

⁴ End units only

5.15.2 Discretionary Uses and Regulations

R7 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Maximum Gross Floor Area
Residential Care Homes ¹	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								
Places of Worship and Religious Institutions	30	900	15	3.5	3.5	10	10/2 1/2	-

5.15.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;
- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;

- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) *In Rear Yards:*

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 metres;
- (b) Unenclosed decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 3 metres;
- (c) A satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 metres;
- (d) Wheelchair ramps to main floor level; and
- (e) Fences less than 2 metres in height unless provided otherwise in this Bylaw.
- (f) Attached covered patio or deck to a maximum projection of 3 metres.

(3) *In Side Yards:*

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;
- (b) Walkways and steps less than 0.6 metres in height;
- (c) Wheelchair ramps to main floor level; and
- (d) Fences not more than 2 metres in height unless provided otherwise in this Bylaw.

(4) *Hedges and other closed landscaping plantings shall comply with the fence requirements.*

(5) *Handrails are permitted in all yards, uncovered driveways and walkways.*

5.15.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) *All accessory buildings, including sheds and tent buildings, require a development permit.*
- (2) *Except as specifically provided in this Bylaw, accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 1 metre from a principal building shall comply with all the minimum yard requirements of the principal building.*
- (3) *An accessory building shall not be located in a required front yard.*
- (4) *No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.*
- (5) *Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are not subject to setback standards provided that they are located completely in the rear of the lot.*

- (6) Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres.
- (7) Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.
- (8) In rear yards, laundry drying equipment and garbage stands are permitted

(9) Accessory Regulations

	R1	R2	R3	R4	R5	R6	R7	
i) Floor area coverage (maximum)	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	5% of lot area	25% of lot area ⁴	
ii) Height (maximum) ¹	3.66 m ²	3.66 m ²	3.66 m ²	3.66 m ²	3.66 m ²	3.66 m ²	5.5 m ²	
iii) Side Yard setback (minimum)	10 m ³	4.8 m	4.8 m	2.5 m	1.5 m	4.8 m	1.2 m	
	If located no closer than 10.5 m from the rear of the building line of the principal building	7.5 m	3 m	3 m	1 m	1 m	3 m	1 m
iv) Rear Yard setback (minimum)	6 m	3 m	1 m	1 m	1 m	3 m	1 m	

¹ roof pitch must be the same or lower than the principal building on the lot
² to the top of the wall plate

³ this setback must a minimum of 15 m if it is used to shelter horses

⁴ 25% of the 65% maximum site coverage for Townhomes

5.15.5 Storage

- (1) No side or front yards shall be used for outdoor storage.

5.15.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
- (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot;
or
- (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.

*Amended by
Bylaw No.
686-23
Approved on
April 3, 2023.
District side
and rear yard
setbacks were
reduced.*

(2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.15.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
 - (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.
- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.15.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.

- (3) *No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.*
- (4) *Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:
 - (a) *Where vehicular access is solely available through the front yard; or*
 - (b) *In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.**
- (5) *For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.*
- (6) *For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.*
- (7) *In the front yard, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) *Vehicles shall not be located on the landscaped portion of the yard; and*
 - (b) *Vehicles shall only be allowed on a driveway or within an attached or detached garage.**
- (8) *On a site in this District, any component of a stationary mechanical system that:
 - (a) *Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and*
 - (b) *Is located on, or abutting, a site that has a site width of less than 9.0 metres, shall be located in a rear yard.**

5.15.9 General

- (1) *On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.*
- (2) *Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.*



This Residential Contract District R5 – C is intended to provide for small lot single detached housing with laneway and garden suites as an additional dwelling unit separated or detached from the Primary Dwelling within Lots 3 to 11 of Block 1 within the proposed development known as *PICASSO PATHWAYS*.

This contract zoning district is intended to permit a unique development opportunity and the development of the said lots. Should the owners or assigns in agreement with the Town change the conditions of the agreement, the Zoning shall revert back to Residential District – R5.

PERMITTED AND DISCRETIONARY USES

5.16.1 Permitted Uses and Regulations

R5 Residential Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ² /ft ²)
Single Detached Dwelling	18	700	6	1.5	1.5	-	11 ¹	Bungalow/Bi-Level 110/1,185 1 ½ & 2 Storey 70/754
Modular Home	18	700	6	1.5	1.5	-	11 ¹	Bungalow/Bi-Level 110/1,185 1 ½ & 2 Storey 70/754

Laneway and Garden Suite ²	-	-	-	1.5	1.5	1.2	11 ¹	1 ½ & 2 Storey 50/538
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

¹ The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house.

² Where accessory to an already built or planned principal building. A maximum of one additional dwelling unit is permitted per property. A maximum of 50% site/lot coverage shall be met for all buildings and covered structures combined, including the primary dwelling and the laneway or garden suite.

5.16.2 Discretionary Uses and Regulations

R5 Residential Contract District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Residential Care Homes	Subject to the Principal Permitted Use Refer to General Regulations Section 3							
Bed and Breakfast								
Home Base Business								
Family Child Care Home where Ancillary to a Dwelling								
Day Care Centres								

5.16.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Maximum of 0.6 metres projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes;

- (b) Maximum of 1.8 metres projection of open cantilevered balconies, open porches, or open steps;
- (c) Wheelchair ramps to main floor level;
- (d) Fences less than 1 m in height unless provided otherwise in this Bylaw; and
- (e) Light standards, flag poles, and permitted signs.

(2) In Rear Yards:

- (a) Laneway and Garden Suites should have a minimum separation from the principal building of 5 metres (amenity space). Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes from both dwelling units may encroach to a maximum projection of 1.5 metres into 5 metre amenity space required;
- (b) Attached unenclosed and covered decks no higher than 0.6 metres, balconies, porches, and steps to a maximum projection of 2 metres;
- (c) A satellite dish, radio tower or television antenna where attached to a dwelling having a maximum projection of 0.6 metres;
- (d) Wheelchair ramps to main floor level; and
- (e) Fences less than 2 metres in height unless provided otherwise in this Bylaw.

(3) In Side Yards:

- (a) Fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 metres or ½ the required yard whichever is the less;
- (b) Walkways and steps less than 0.6 metres in height;
- (c) Wheelchair ramps to main floor level; and
- (d) Fences less than 2 metres in height unless provided otherwise in this Bylaw.

(4) Hedges and other closed landscaping plantings shall comply with the fence requirements.

(5) Handrails are permitted in all yards, uncovered driveways, and walkways.

5.16.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) All accessory buildings, including sheds and tent buildings exceeding 10 m² require a development permit and shall be located within the amenity space between dwelling units.
- (2) Except as specifically provided in this Bylaw accessory buildings shall comply with the side yard requirements for a principal building. Any building located less than 5 metres from a principal building shall comply with all the minimum yard requirements of the principal building.
- (3) An accessory building shall not be located in a required front yard.
- (4) No door that could give access for a vehicle to a private garage, whether attached to the principal building or not, shall be located in a required front yard, less than 4.5 meters from a

street to which it gives direct access, or less than 1.5 meters to a lane to which it gives direct access.

- (5) Accessory buildings not exceeding 10 m² in area or 2.5 metres in height are subject to accessory setback standards and shall be located completely in the rear of the lot.
- (6) Uncovered outdoor swimming pools and other yard recreation equipment shall follow the minimum yard requirements.
- (7) Private garages, carports, and accessory buildings attached to the dwelling units by a substantial roof structure shall be considered as part of the dwelling unit and subject to the regulations of the dwelling unit. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the building or the ceiling height of the level where the covered deck or patio is located or attached to.
- (8) In rear yards, laundry drying equipment and garbage stands are permitted.

(9) Accessory Regulations

		R5 - C
i)	Floor area coverage (maximum)	5% of lot area
ii)	Height (maximum)*	3.66 m **
iii)	Side Yard setback (minimum)	1.5 m
	To be located within the amenity space	1 m
iv)	Rear Yard setback (minimum where no part of the dwelling unit)	1 m

* roof pitch must be the same or lower than the principal building on the lot
 ** to the top of the wall plate

5.16.5 Storage

- (1) No side or front yards shall be used for outdoor storage.

5.16.6 Yards on Corner Sites

- (1) In the case of a corner site, the front yard shall be the yard abutting the front lot line, except:
 - (a) In the case of a corner site comprised of more than one lot, the front yard of the site shall be taken on the same public roadway, other than a lane, as the front yard of the corner lot; or
 - (b) Where the two boundaries of a corner site are equal, the location of the front yard of the site shall be determined by the Development Officer.

(2) Notwithstanding Clause (1) above, the Development Officer may require any corner site to provide an additional front yard or yards other than that required, having regard to the orientation and access of any development, and the front yard requirements of adjacent properties.

5.16.7 Fences

- (1) The regulations contained within this section of this Bylaw apply to:
 - (a) The height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.
- (2) Notwithstanding Clause (1), the regulations for fences, walls, and gates contained within this section do not apply to the height of the posts or other supporting material used to anchor the fence, wall, or gate.
- (3) A fence, wall, or gate on a site shall be less than or equal to 1.85 metres in height, measured from the general ground level 0.5 metres back of the property line of the site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - (a) The front yard; or
 - (b) Side yard abutting a public roadway other than a lane.
- (4) A fence, wall, or gate on a site shall be less than or equal to 1.2 metres in height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the site, into:
 - (a) The front yard; or
 - (b) A side yard abutting a public roadway other than a lane, provided that the Development Officer may vary the height of the fence, wall, or gate to a maximum of 1.85 metres.

5.16.8 Objects Prohibited or Restricted

- (1) No person shall keep in any part of a site:
 - (a) Any commercial vehicle, loaded or unloaded, having a maximum Gross Vehicle Weight (G.V.W.) exceeding 4 500 kg;
 - (b) More than one commercial vehicle having a maximum Gross Vehicle Weight (G.V.W.) of 4 500 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
- (2) For the purpose of Clause (1) above a commercial vehicle means a vehicle that:
 - (a) Is intended or designed for commercial purposes; or
 - (b) Is used for commercial purposes.
- (3) No person shall keep, in the front yard in this District, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle.

- (4) Notwithstanding Clause (3) above, from April 1 through October 31 inclusive, on a residential site with no rear lane, large recreational vehicles may be parked within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the edge of the pavement if there is no sidewalk:
 - (a) Where vehicular access is solely available through the front yard; or
 - (b) In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum setback requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.
- (5) For the purposes of Clause (3), a "large recreational vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.
- (6) For the purposes of Clause (3), a "large recreational vehicle" shall not include: small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.
- (7) In the front yard of any site in this District, or in the case of a corner site, in the front yard or the flanking side yard:
 - (a) Vehicles shall not be located on the landscaped portion of the yard; and
 - (b) Vehicles shall only be allowed on a driveway or within an attached or detached garage.
- (8) On a site in this District, any component of a stationary mechanical system that:
 - (a) Emits noise or is designed to emit noise outside of a building that is audible on any abutting site, shall be located in a rear yard; and
 - (b) Is located on, or abutting, a site that has a width of less than 9.0 m, shall be located in a rear yard.

5.16.9 General

- (1) On corner sites, the façades of a principal building abutting the front lot line and the flanking side lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- (2) Each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway. On corner sites, the entrance door or entrance feature may face either the front lot line or the flanking side lot line.
- (3) A maximum of 1 on-site parking space shall be provided for the laneway or garden suite. On-site parking can be provided by interior garage parking or exterior parking pad.
- (4) Laneway and garden suites should incorporate sanitary sewer and potable water connections which are shared with the primary dwelling. Utility connections shall be provided through a common utility box.



The intent of this district is to provide for low to medium-density residential development within a well-established residential area (Existing Emerald Park Subdivision / R1 Zoning District) and to conserve the current development standards and land regulations of the area.

5.17.1 Permitted Uses and Regulations

R8 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m ²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Minimum Building Floor Area (m ²)
Single Detached Dwelling	24.5	1,417	15	6.1	6.1	5	11	102
Modular Home	24.5	1,417	15	6.1	6.1	5	11	102
Public Utilities	Refer to General Regulations Section 3							
Accessory Uses	Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building							

5.17.2 Discretionary Uses and Regulations

R8 Residential District	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage (m)	Site Area (m²)	Front Yard (m)	Exterior Side Yard (m)	Interior Side Yard (m)	Rear Yard (m)	Maximum Building Height (m/storey)	Maximum Gross Floor Area
Mobile Homes	12	372	7.6	3	3	7.6 ¹	-	-
Secondary Suites ancillary to detached dwellings only	<i>Subject to the Principal Permitted Use Refer to General Regulations Section 3</i>							
Home Base Business								
Day Care Centres								
Residential Care Homes								
Bed and Breakfast								

¹ or 25% of the site depth, which ever is greater

5.17.3 Projections in Yards

The following projections in required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In Front Yards:

- (a) Uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 metres (6 ft).
- (b) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 metres (2 ft).

(2) In Rear Yards:

- (a) Uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 metres (6 ft).
- (b) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 metres (2 ft).

(3) In Side Yards:

- (a) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 metres (2 ft).

5.17.4 Accessory Uses, Buildings, and Structures

Further to the regulations in Section 3.1.31, the following apply:

- (1) All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in the table above.
- (2) All accessory buildings shall not exceed 186 m² (2,000 ft²) in area and shall not exceed 6.0 meters (20 ft) in height.
- (3) All activities related to artisan studios, craft and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

5.17.5 Front Yard Reduction

Notwithstanding the minimum depth of front yard required, where a site is situated between two sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two established front yards on the adjacent sites; but not be less than 4.5 meters (about 15 feet).

5.17.6 Frontage for Irregular Sites

The minimum site frontage on sites having a curved front site line shall be measured by a line equal to the minimum site frontage located back from and parallel to the midpoint of the chord of the front site line. For the purpose of this sub-section, the chord of the front site line is a straight line joining the two points where the side site lines intersect the front site line.

5.17.7 Permitted Activities in Required Yards

- (1) Mechanical equipment such as air condition units, pool filtering and heating equipment, water sifters and similar mechanical equipment may occupy the required rear and side yards, within 1.5 meters of the property line, if totally screened from abutting streets by fences, walls or landscaping and if such mechanical equipment does not restrict required access as determined by Council or the Development Officer.
- (2) The following may be constructed within any required rear yard:
 - (a) Accessory non-commercial greenhouses, accessory sheds, tool rooms, or other similar buildings or structures for domestic or garden storage, children's play equipment, recreational equipment, and satellite dishes.
 - (b) Fish ponds, ornaments, flagpoles and permitted signs or the like, may be constructed in any required yard.

5.17.8 Prohibited Uses

The following uses shall be strictly prohibited within this District;

- (1) All uses of buildings and land except those specifically noted as permitted or discretionary.*
- (2) The keeping of junked cars, abandoned vehicles and similar material on Residential sites.*
- (3) The keeping of livestock.*
- (4) Animal kennels.*
- (5) Communication towers.*
- (6) Fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material.*
- (7) Wind turbines/wind power units and wind mills.*

5.17.9 Secondary Suites

- (1) Notwithstanding Section 3.5.17 of this bylaw, a secondary suite may be allowed when complementary to a single detached dwelling located in this Zoning District.*
- (2) Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling, either from a common indoor landing or directly from the exterior of the building.*
- (3) Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.*
- (4) Secondary suites may not exceed 60 m² or 35% of the total floor space, including basements, and may not have more than two bedrooms.*
- (5) 2 permanent on-site parking spaces are required for a secondary suite.*
- (6) A secondary suite can only be constructed within a principal single detached dwelling.*
- (7) A secondary suite is not permitted in multi-family dwellings, semi-detached dwellings, mobile homes or commercial/industrial buildings.*
- (8) A secondary suite shall not be developed within a principal single detached dwelling that contains an accommodations service, bed and breakfast or a community care facility.*
- (9) Only one secondary suite or one garage suite is permitted on a lot (not both).*
- (10) Secondary suite construction must comply with all relevant requirements of the National Building Code, The Uniform Building and Accessibility Standards Act and Regulations, and any other applicable bylaw.*
- (11) The minimum floor area for a secondary suite is 35 m² (375 ft²).*
- (12) The maximum floor area for a secondary suite shall be the lesser of 60 m²; or 35% of the total floor space, including basements.*

- (13) *The maximum number of bedrooms for a secondary suite is two (2).*
- (14) *A minimum of two (2) permanent on-site parking spots are required for the exclusive use of the secondary suite.*
- (15) *A secondary suite must have an entrance separate from the entrance to the principal residential dwelling unit either from a common indoor landing or directly from the side or rear of the building.*
- (16) *Secondary suites must contain cooking, eating, living, sleeping and sanitary facilities.*
- (17) *A secondary suite must be connected to utility services (e.g. gas, power, water, sewage disposal, etc.).*
- (18) *The Secondary suite shall not:*
- (a) Unduly interfere with the amenities or change the character of the neighbourhood;*
 - (b) Materially interfere with or affect the use and enjoyment of adjacent properties;*
 - (c) Adversely impact upon the environment; or*
 - (d) Result in excessive demand on municipal services, utilities or municipal roadway access.*
- (19) *Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.*

5.17.10 General

- (1) *No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.*
- (2) *Notwithstanding Section 3, subsection 3.1.10 of this bylaw, the use of a private water supply is authorized in this Zoning District.*
- (3) *Notwithstanding Section 3.2, Ditch Landscaping and Maintenance subsection (3) of this Bylaw, ditch area landscaping is the sole responsibility of the homeowner and shall be done in consistency with the already established residential area of Emerald Park to which these regulations apply.*

6 ZONING DISTRICT MAPS

Bylaw Amendment No. 589-15 Approved on April 7, 2015 amended to rezone the development south of Garden of Eden from FUD to R5

Bylaw Amendment No. 590-15 Approved on July 27, 2015 rezoned portion of NE ¼ 14-17-18 W2M from R3 to R4

Bylaw Amendment No. 590-15 Approved on July 27, 2015 rezoned portion of NE ¼ 14-17-18 W2M from R3 to R4

Bylaw Amendment No. 593-15 Approved on Sept 21, 2015 rezoned Parcel B, Plan 76R05619 from C1 to C1-C

Bylaw Amendment No. 596-15 Approved on Nov 2, 2015 rezoned Sarah's Cove from R6 to R4-C

Bylaw Amendment No. 597-15 Approved on January 11, 2016 rezoned Surface Parcels No. 161623582, 161623560 and 165258951 from R5 to CS; and New Town Lands from AR to FUD

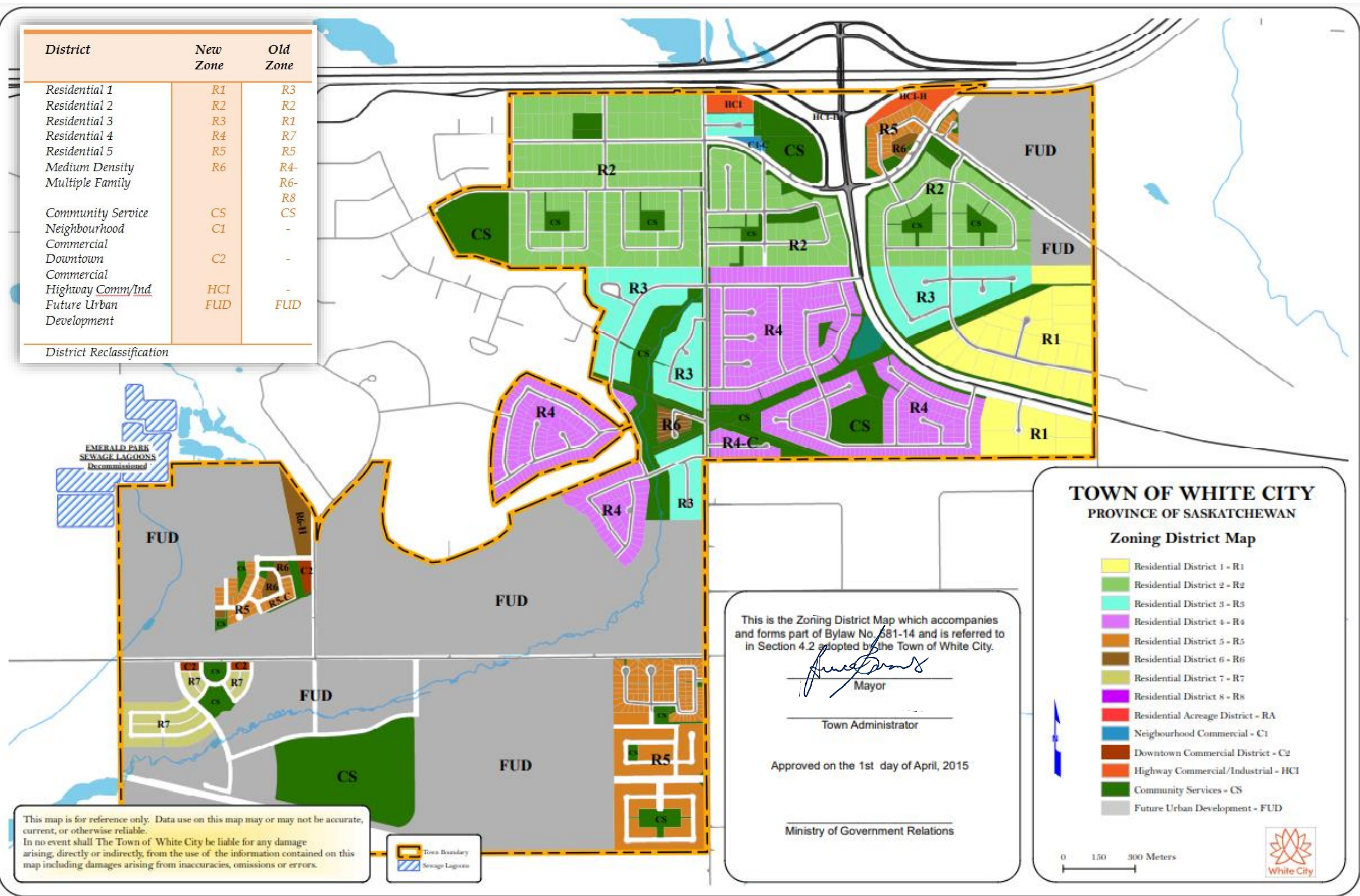
Bylaws No. 632-18; 644-19 and 648-19 rezoned those lands for Picasso Pathways and Royal Park first phases of development.

Bylaw No. 640-19 was approved on July 15, 2019 to add the Neighbourhood Residential District - R8

Bylaw No. 675-22 was approved on March 7, 2022 to rezone Phase I of Royal Park Stage I subdivision.

District	New Zone	Old Zone
Residential 1	R1	R3
Residential 2	R2	R2
Residential 3	R3	R1
Residential 4	R4	R7
Residential 5	R5	R5
Medium Density Multiple Family	R6	R4- R6- R8
Community Service Neighbourhood	CS	CS
Commercial Downtown	C1	-
Commercial Highway Comm/Ind	C2	-
Future Urban Development	HCI FUD	- FUD

District Reclassification



7 EFFECTIVE DATE OF THE BYLAW

7.1 Repeal

Town of White City Zoning Bylaw No. 541-10 and all its amendments are repealed.

7.2 Coming Into Force

This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Mayor

SEAL

Town Administrator/Manager

INTRODUCED AND READ a first time this 14th day of October, 2014.

READ A SECOND TIME this 22nd day of December, 2014.

READ A THIRD TIME and passed this 22nd day of December, 2014.

*CERTIFIED a true copy of Bylaw No. _____
adopted by Resolution of Council on the
____ day of _____, 20__.*

Town Administrator/Manager

8 DEFINITIONS

Whenever the subsequent words or terms are used in the Town of White City's Official Community Plan and Zoning Bylaw, they shall have the following definition unless the context indicates otherwise.

Abattoir: A facility for butchering or slaughtering animals, and to dress, cut, inspect meats, refrigerate, cure and manufacture by-products.

Accessory: A building or use that:

- Is subordinate to and serves the principal building or principal use;
- Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
- Contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use;
- And Is located on the same site as the principal building or use.

Act: *The Planning and Development Act 2007*, Province of Saskatchewan, as amended from time to time.

Adjacent: Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notification.

Administrator: The Administrator/Manager of the Town of White City.

Aggregate Resource: Mineral materials including sand, gravel, clay, earth or mineralized rock, including recycled concrete.

Agricultural: A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.

Alteration or Altered: With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment,

cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Ancillary Use: A secondary and subordinate use to the principal use, which is specifically allowed, and may include an associated building that is specifically allowed pursuant to this Bylaw.

Animal Clinic: A building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.

Animal Hospital: The premises of a veterinary surgeon where small, large domestic animals and livestock are treated or kept involving surgery and the keeping of animals in outdoor or indoor pens.

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

Apartment Block: A building containing three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence as distinct from a hotel or rooming house.

Applicant: A developer or person applying for a Development Permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act 2007*.

Attached Covered Patio or Deck – A patio or deck which is covered with a permanent roof structure which may be enclosed by windows or screens and which is not integrated into the dwelling unit by virtue of the extension of the dwelling unit's heating or cooling system or the removal of the exterior door between the patio or deck and the dwelling unit or principal building. Typically an attached covered patio or deck will provide up to three-season accommodation and would not provide fully furnished livable floor space.

Attic: That portion of a building situated wholly or in part within the roof and which is less than one-half story.

Automobile (Motor Vehicle): A self-propelled passenger vehicle that usually has four wheels and an internal-combustion engine, used for land transport.

Auto Wrecker: An area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public

Awning: A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

Basement: That portion of a building that is partly or wholly underground.

Bed and Breakfast: A dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

Billboard: An electronic or non-electronic free standing sign, including supporting structure, 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.

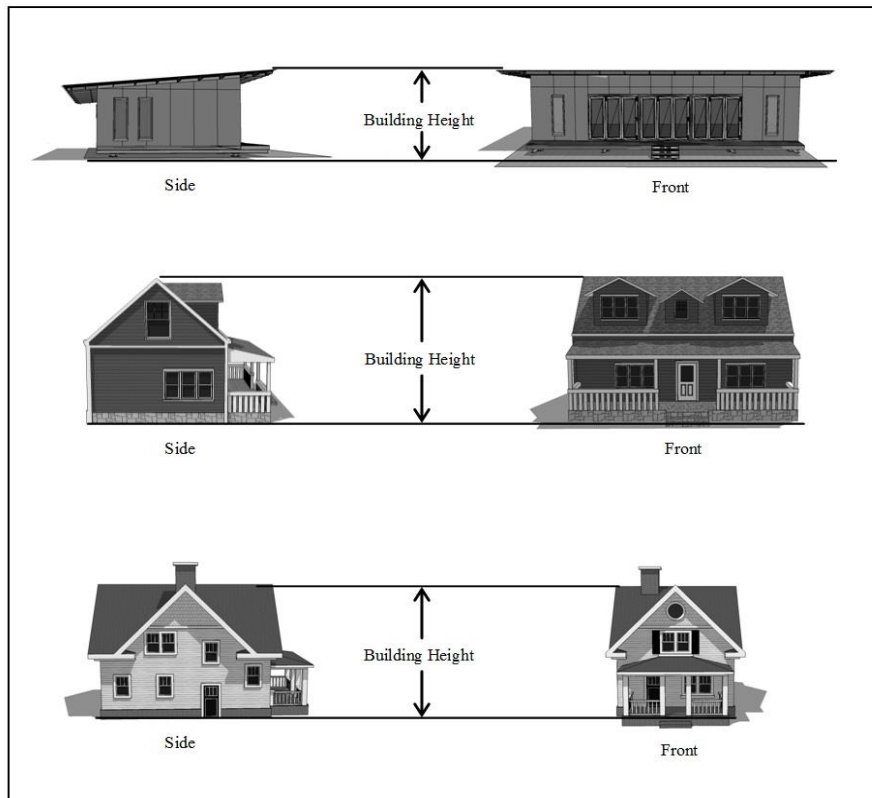
Buffer: A strip of land, vegetation or land use that physically separates two or more different land uses.

Building: A structure constructed on, in, or over land and used for the shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.

Building, Accessory (see Accessory)

Building Bylaw: A Bylaw of the Town of White City authorized by *The Uniform Building and Accessibility Standards Act (UBAS Act)* to regulate the erection, placement, alteration, repair, renovation or reconstruction of a building.

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



Building Height Measurement

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

Building, Principal: A building in which is conducted the main or primary use of the site on which said building is situated.

Building Line, Established: The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

Boulevard: That portion of a right-of-way that extends from the edge of the street to the property line of the adjacent property, not including the sidewalk.

Bulk Fuel Sales and Storage: Includes land, buildings, and structure for the storage and distribution of fuels and oils including retail sales or key-lock operation.

Business Support Services: Activities intended to provide administrative, promotional or technical support for commercial and industrial activities.

Bylaw: The Town of White City Zoning Bylaw.

Campground: An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

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

Carport: A building or structure or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

Cemetrey: A cemetrey or columbarium within the meaning of *The Cemetreies Act* Chapter C-4, R.S.S. 1981, as amended from time to time.

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

Commercial Use: The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

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

Commercial/Industrial Use, Small Scale: Commercial or Industrial land uses maintaining a lineal frontage of 91.0 metres (298.56 feet) or less.

Communication Facility: (See Telecommunication Facility)

Community Facilities: Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation or other non-profit organization.

Compost: Materials used in gardening, agriculture, landscaping, erosion control, wetland construction, and landfill cover.

Concrete and Asphalt Plant: An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

Condominium: Land, buildings, and units, including private and common property as defined under *The Condominium Property Act*.

Conservation: The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

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

Contractors Yard: The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Convenience Store: A store offering for sale primarily food products, beverages, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Council: The Council of the Town White City

Cultural Institution: Establishments such as museums, art galleries, libraries and similar facilities or historical, educational or culturally interests which are not commercially operated.

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

Deck: Any raised floor structure at least 0.31 metres (1 foot) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

Development: The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

Development Officer: A person appointed by the Town Council to act as a Development Officer to administer this Bylaw.

Demolition Permit: A permit issued for the removal or dismantling of a building or structure with the Town's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

Development Permit: A document issued by the Council of the Town of White City that authorizes development pursuant to this Bylaw, but does not include a building permit.

Directional Signage: Signage located off-site providing direction to, and information about, a specific enterprise or activity which does not contain general advertising.

Discretionary Use: Uses or development of land, buildings, or other structures that may be permitted in a Zoning District only at the discretion of Council and which conforms to all discretionary use regulations and other regulations applicable to the district in which the use is located.

Dwelling: A building or part of a building intended for residential occupancy.

Dwelling Unit: One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking and toilet facilities, but does not include rooming houses or rooming units.

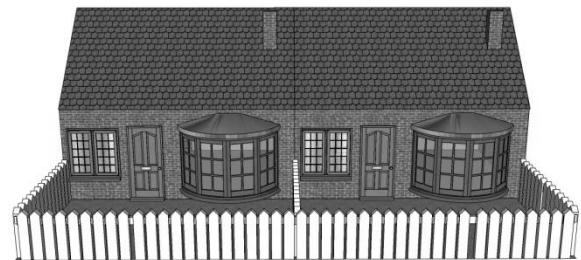
Dwelling, Converted: A dwelling that is more than 30 years old that was originally designed or used as a one or two unit dwelling and in which additional dwelling units have been created.

Dwelling, Duplex: A building, including a bare land condominium, which is divided either vertically or horizontally into two dwelling units with separate entrances

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

Dwelling, Multiple Unit: A building containing four or more dwelling units and shall include condominiums, townhouses, row houses, and apartments, but not include a converted dwelling, rooming house, hotel, or motel.

Dwelling, Semi-Detached: A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.



Semi-Detached Dwelling

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



Single-Detached Dwelling

Dwelling, Town House: A dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.



Town House Dwelling

Dwelling, Tri-plex: A building, including a condominium which is divided vertically into three dwelling units, each with its own entrance.

Educational Institution: An establishment dedicated for the purpose of providing education and instruction in any branch of knowledge.

Excavation: shall mean excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, top soil stripping, and construction of artificial bodies of water.

Existing: In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

Farm Building/Yard: Improvements such as barns, granaries, etc used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, bee keeping and situated on a parcel of land used for the farm operation.

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

Fill (Clean Fill): Soil, rock or other material approved by the Town.

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

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

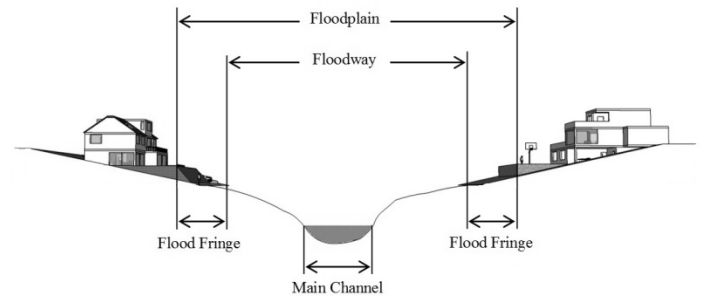
(Design) Flood Level:

- a) a 1:500 year flood;
- b) a flood having a return period greater than 1:500 years;
- c) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500 year flood

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

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

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



Floor Area: The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar and in a commercial or industrial building, any utility room.

Floor Area Ratio: The gross floor area of all buildings on a lot divided by the lot area.

Freeboard Elevation: The elevation of the Design Flood Level (the 1:500 flood elevation) plus an extra 0.50 metres (1.64 feet) to provide protection against wave run-up and ice surge.

Frontage (Lot Frontage): The distance across the street side of a lot (a lot must front on a street), between the points where the side lines of the lot meet the street right of way or boulevard; or, where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

Future Land Use Map: In its projections, the map specifies certain areas for residential growth and others for residential, industry, commercial and conservation.

Garage, Private: A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garage, Public: A building or place where motor vehicles are stored or repaired for remuneration but does not include car washing establishments, an auto sales lot or an automobile service station.

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

Gas Bar: A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property, and which may have a convenience store and/or restaurant.

General Commercial Type I: Those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

General Industry Type I: Those developments where activities and uses are primarily carried on within an enclosed building where no significant nuisance factor is created or apparent outside an enclosed building. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering

with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- the assembling of goods, products or equipment.
- the limited processing of raw, value-added or finished materials.
- the storage or trans-shipping of materials, goods and equipment.
- the training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

General Industry Type II: Those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- b) the storage or transshipping of materials, goods and 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 in non-industrial districts.

Grade: The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four outside corners of the building.

Greenhouse, Commercial: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors

on the same site, but are sold directly at wholesale or retail from the site.

Greenhouse, Private: A building for the growing of flowers, plant, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

Greenways: A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments, or bikeways along landscaped roads.

Group Home (see Personal Care Home)

Hard landscaping; Includes concrete, unit pavers, brick pavers, or quarry tile, but does not include gravel, shale or asphalt.

Hazardous Industry/Substance: A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.

Hazard(ous) Land: Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability, land with poor natural drainage, ground water seepage, erosion, steep slopes, rock formations, or other similar features.

Health Service Facility (Health Clinic): A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

Heritage Resource: The history, culture and historical resources of an area and its residents.

Highway Commercial: Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business involved serving the needs of local residents and the traveling public.

Highway Sign Corridor: A strip of land parallel and adjacent to a provincial highway, where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

Home Occupation (Home Based Business): An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in any Residential District.

Hotel: A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept, but does not include a motel or rooming house.

Industrial Use: The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Industrial Park: An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e. highways, railroads, airports.

Infill Development: Re-development within existing areas or neighbourhoods.

Institutional Use: The use of land, buildings, or structures for religious, charitable, educational, health or welfare purposes and includes churches, public or private schools, nursery schools, hospitals, and special care.

Intensive Landscaping: Means the planting ratio of trees and shrubs per linear metre must be at least 25% greater than the Zoning Bylaw requirement.

Kennel, Boarding: The temporary accommodation of more than four dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding: The keeping of domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

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

Landfill: A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping: The provision of any horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and
- b) Hard landscaping that consists of concrete, unit pavers, brick pavers, or quarry tile, but does not include gravel, shale or asphalt.

Landscaped Area: An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees, and similar types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, but does not include parking areas, parking lots, driveways or ramps.

Landscaping Plan: A legible drawing of suitable size identifying all of the proposed landscape development required and shown in context with any proposed development for which a Landscaping Permit is applied.

Land Use Zoning District: Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Lane: A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

Livestock: Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

Loading Space: A space measuring at least 3.0 metres (9.84 feet) in width and 8.5 metres (27.88 feet) in depth, located on a lot, and having access to a street or lane, in which a vehicle may park to load or unload.

Lot (see Site): An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms "lot" and "site" shall be deemed not to mean the same.

Lot Coverage: The percentage of the lot area covered by all the buildings above the ground level.

Lounge: A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the

premises, with or without food, and where no area has been set aside for dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% or the public assembly area in the adjoining restaurant, subject to Provincial Regulations.

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

Marquee: A roof-like structure of a permanent nature which projects from the wall of a building that is independently supported by a system of columns or piers without walls over an entrance to a building.

Mayor: The Mayor of the Town of White City.

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

Mini-Mall/Strip Mall: An open-air shopping mall where the stores are arranged in a row, with a sidewalk in front. Strip malls are typically developed as a unit and have large parking lots in front. For the intent of this Official Community Plan, mini-malls and Strip malls should provide for high pedestrian connectivity with the municipal system.

Mini-Storage: A commercial facility made up of more than one unit in which customers can rent space to store possessions.

Mixed-Use: A mix of land uses that facilitate the mixing, rather than separation of, land uses in one distinctive environment, either vertically in the same building or horizontally adjacent. It is intended to be compatible with adjacent uses.

Mobile Home: A prefabricated trailer coach supported on a steel frame that conforms to the *Canadian Standards Association # Z240 MH*. A trailer coach may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.



Double-Wide Mobile Home

Mobile Home Park: A site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation but does not include an industrial or construction camp or tourist campsite. For the purpose of this Bylaw the terms mobile home park and mobile home court shall be deemed to mean the same.

Mobile Home Site: An area of land in a mobile home park that is intended to be occupied by one mobile home and for exclusive use of its occupants with access to a driveway or a public street.

Mobile Home Subdivision: Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m² (5000.0 ft²) and in which all such sites, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Modular (Manufactured) Home: A residential dwelling that is constructed off site in a yard or factory, in one or more sections, transported to a site for permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings built on site in the *Town, and conforming to Canadian Standards Association (CSA) # A277.*



Modular (Manufactured) Home

Modular (Manufactured) Home Subdivision:

Any subdivision of land and the development thereof for the purpose of accommodating modular homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m² (5000.0 ft²), and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

Motel or Motor Hotel: A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

Multiple-Unit Building: A building containing two (2) or more distinct uses, each of which is allowed in the Zoning District in which the building is located.

Multiple Complimentary (Vertically Integrated) Activities: The accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced onsite.

Municipality: The Town of White City.

Municipal Reserve: Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a Municipality pursuant to of *The Planning and Development Act, 2007.*

Museum: An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection or artifacts of historical interest.

Natural Areas: An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Non-Conforming Use: Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

Noxious Use or Condition: Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

Office or Office Building: A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business or trade are stored, trans-shipped, sold or processed.

Official Community Plan (OCP): The Town of White City Official Community Plan Bylaw No. 580-14.

Open Space: Passive and structure leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community, including parks, recreation and tourism nodes, and natural areas.

Park Model Trailer/Unit: A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; 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. It has a gross floor area not exceeding 50 m² (540 ft²). CSA Number Z241.



Park Model Trailer 102



Park Model Recreational Unit

Parking Lot: An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

Parking Space: A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street and shall be not less than 2.5 metres (8.20 feet) wide and 6.0 metres (19.69 feet) in length.

Pasture: A site that is used for the raising and feeding of livestock by grazing.

Patio: Any hard surface or floor structure less than 0.31 metres (1 foot) above the average ground level upon which it is constructed.

Permitted Use: The use of land, buildings or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Person: A "person" shall apply to an individual, association, firm, partnership, corporation, trust, or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

Personal Service Trades: A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and grooming needs, but does not include the provision of health related services.

Places of Worship: A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Pond: Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, but not a swimming pool.

Portable Storage Unit: a transportable storage structure that is designed and used for the storage of building materials, household goods, personal items and other materials for use on a temporary basis on a residential property. Such units are uniquely designed for their ease of loading to and from a transport vehicle

Principal Use: The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

Public Work: A facility as defined under *The Planning and Development Act, 2007* including a system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Town of White City:

- a) Communication by way of telephone lines, optical cable, microwave, and cable;
- b) Television services;

- c) Delivery of water, natural gas, and electricity;
- d) Public transportation by bus, rail, or other vehicle production, transmission;
- e) Collection and disposal of sewage, garbage, and other wastes; and
- f) Fire and Police Services.

Real-Estate Signage: Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1.0 m² (10.76 ft²).

Recreational Use: The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory building and structures; but does not include the racing of animals or motorized vehicles.

Recreational Vehicle: A vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principal vehicle. Notwithstanding the generality of the above a recreational vehicle includes motor homes, camper trailers, truck campers, 5th wheels and tent trailers.

Recreational Vehicle (RV) Park: An area of land, managed as a unit, providing short-term accommodation for motor homes and camping trailers, including accessory facilities such as administration offices and laundry facilities.

Recycling Collection Depot (Neighbourhood): A building or structure used for the collection and temporary storage of recyclable household material such as bottles, cans, plastic containers, paper and paint, but shall not include the processing of recyclable material other than compaction; the collection and storage of oil, solvents or other hazardous material; or outdoor compaction or storage.

Recycling Collection Facility (Commercial): A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials that would otherwise be considered waste. These types of uses include outdoor processing or storage.

Redevelopment (see infill development)

Residential Care Home: A licensed or approved group care home governed by Provincial regulations that provide, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

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

Restaurant: A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide for a take-out food function provided that such a facility is clearly secondary to the primary restaurant use.

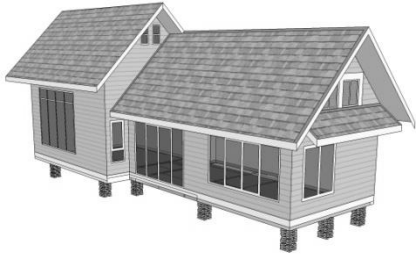
Retail Store (Shop): A building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

Retaining Wall: Structure designed to restrain soil to unnatural slopes or to bound soils between two different elevations often in areas of terrain possessing undesirable slopes or in areas where the landscape needs to be shaped severely and engineered for more specific purposes.

Right-Of-Way: The land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigating features. Sometimes road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Rooming House (Boarding House): A building which contains a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, where meals may or may not be provided, with sleeping facilities and with or without private toilet facilities.

RTM (Ready to Move) Home: A residential dwelling that is constructed off-site in a yard or factory to Canadian National building Code and transported as a single unit to a site for permanent installation on a permanent foundation including a basement.



RTM (Ready to Move) Home

Runoff: Drainage or flood discharge that leaves an area as either surface or pipeline flow.

Satellite Dish: A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

Salvage Yard (Wrecking): A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

School: An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

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

Service Station: A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; but does not include an auto body or painting shop, car sales lot, or a car washing establishment.

Setback: The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Shipping Container: A container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.

Shopping Centre: A building or group of buildings located on one or more contiguous and/or non-contiguous lot or site, in which four (4) or more of the uses allowed in the Zoning District are co-located for their

mutual benefit including the use of off-street parking and other joint facilities.

Should, Shall or May;

- (1) Shall is an operative word which means the action is obligatory.
- (2) Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- (3) May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sign: Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street, thoroughfare, or any other public place.

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

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

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

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

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

Sign, Marquee: A sign that is mounted or painted on, or attached to an awning, canopy, or marquee.

Sign, Off-Premises: A sign which contains any message chosen by a person other than the person in control of the premises upon which the sign is located.

Sign, Portable: A freestanding sign mounted on a portable frame with a single sign face area of not less than 1.9 m² or greater than 6.0 m² (64.59 ft²) than can be readily moved or transported.

Sign, Projecting (Awning): A sign which is wholly or partially dependent upon a buildings for support and which projects more than 0.5 metres (1.64 feet) from such building. (including Awning Signs).

Sign, Temporary: A sign which is not permanently installed or affixed in position, nor connected to any service, advertising a product or activity on a limited basis.

Site: An area of land, consisting of one or more lots consolidated under a single certificate of title or tied at Information Services Corporation (ISC), considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area: The total horizontal area within the site lines of a site.

Site, Corner: A site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Coverage: The percentage of the site area covered by all the buildings above the ground level.

Site Depth: The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site, Through: A site other than a corner site, having separate frontages on two streets. The front site line of a through site shall be determined by predetermined building lines. This is only applicable for Commercial and Industrial Zones.

Site, Width: The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Site Line: Any boundary of a site.

Site Line, Front: The line separating the site from the street; for a corner site, the shorter line abutting a street; but in the case of a corner site with two street lines of equal length, the front site line shall be designated by predetermined building lines.

Site Line, Rear: The site line at the rear of the site, opposite the front site line.

Site Line, Side: A site line other than a front or rear site line.

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

Special Care Facility (Home): An institutionalized nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

Special Needs Housing: Multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

Storey: That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

Storey, One-Half: That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height in accordance with the National Building Code of Canada, between finished floor and finished ceiling over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

Stakeholders: Individuals, groups or organizations who have a specific interest or “stake” in a particular need, issue situation or project and may include members of the local community residents, community groups or local, provincial and federal governments.

Street: The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at *Information Services Corporation* (ISC).

Strip Mall (Mini Mall): A building of not more than 604.0 m² (6501.61 ft²) in gross floor area in which a

minimum of three (3) and a maximum of six (6) of the permitted or discretionary uses of the Zoning District are located together for their mutual benefit.

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

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

Subdivision: A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

Swale: Low areas of land designed into a landscape and forming part of the drainage system that capture water and allow it to infiltrate and slowly drain instead of immediately running off the property.

Swimming Pool: Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.61 metres (2.0 feet) or more at any point.

Tavern: An establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted, subject to Provincial Regulations.

(Tele)communication Facility: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

Temporary Garage: Shall mean a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover used primarily for the storage of vehicles or other equipment accessory to a residential use only.

Tourist Campground: An area of land, managed as a unit, providing short-term accommodation for tents, camping trailers, motor homes and campers, including accessory facilities such as administration offices and laundry facilities.

Town: The Town of White City.

Town Administrator: The Administrator/Manager of the Town of White City.

Trailer (Camping), Motor Home: Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.



Motor Home – Camping Trailer

Trucking Firm Establishment: The use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include an automobile service station, transportation sales or rental outlets.

Use: The activity or purpose for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, occupied, or maintained.

Used For: Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

Utility Shed: An accessory building or structure used for the storage of goods with a maximum floor area of 14.0 m² (150.70 ft²). No Sea-Cans are allowed within the Town of White City.

Vehicle Repair and Maintenance Service

Indoor: Includes all land uses which perform maintenance services to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

Outdoor: Maintenance services have all or any portion of their operations located outside of an enclosed building.

Warehouse: A building used for the storage and distribution of wholesale goods and materials.

Waste Disposal Facility, Liquid: A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

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

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

Wind Turbine: The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metreing, or electrical inverters.

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

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

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

Xeriscape: A water-efficient landscape design that makes use of low-water-use plants.

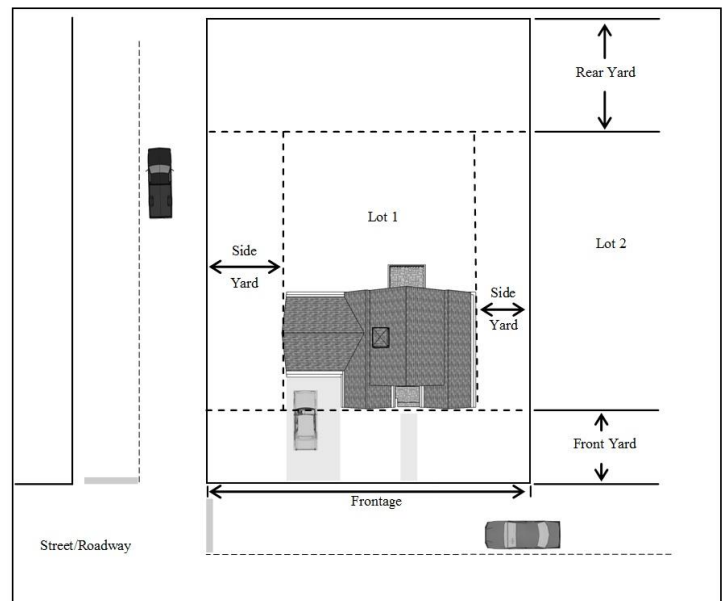
Yard: Open, uncovered space open to the sky on the same site with a building or structure.

Yard, Front: The area between the side site lines and the front site line to the front building line (See Location and measurement of setbacks drawing).

Yard, Rear: The area between the side site lines and the front site line to the rear building line. (corner and interior) (See Location and measurement of setbacks drawing).

Yard, Required: The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side: The area between the front and rear yards and between the side site line and the side building line (See Location and measurement of setbacks drawing).



Location of yards and measurement of setbacks

Metric to Imperial Conversions

Distance (metres - feet)			
0.5 metres	1.64 feet	17.0 metres	55 ft
2.0 metres	7 ft	19.8 metres	65 ft
2.5 metres	8 ft	30 metres	98 ft
3.0 metres	10 ft	46 metres	150 ft
4.2 metres	14 ft	50 metres	164 ft
4.5 metres	15 ft	75 metres	246 ft
5.0 metres	16 ft	80 metres	262 ft
5.5 metres	18 ft	90 metres	295 ft
6.0 metres	20 ft	100 metres	328 ft
6.5 metres	21 ft	150 metres	492 ft
7.5 metres	25 ft	200 metres	656 ft
10 metres	33 ft	230 metres	755 ft
11 metres	36 ft	305 metres	1000 ft
12 metres	39 ft	467 metres	1532 ft
15 metres	49 ft		
15.3 metres	50 ft		
Area (m ² to ft ²)			
1.0 m ²	10.7 ft ²	100 m ²	1076 ft ²
0.5m ²	5.4 ft ²	150 m ²	1615 ft ²
5.0 m ²	53.8 ft ²	230 m ²	2475 ft ²
9.3 m ²	100 ft ²	450 m ²	4844 ft ²
14.0 m ²	144 ft ²	465 m ²	5,005 ft ²
	300 ft ²	540m ²	5812 ft ²
37.2 m ²	400 ft ²	560 m ²	6,000 ft ²
45 m ²	485 ft ²	900 m ²	9687 ft ²
50 m ²	538 ft ²	930 m ²	10,000 ft ²
56 m ²	600 ft ²	6070 m ²	1.5 acres
60 m ²	646 ft ²	0.8 hectare	2 acres
78 m ²	839 ft ²	1 hectare	2.5 acres
83.6 m ²	900 ft ²	2 hectares	5 acres
92.96m ²	1,000 ft ²		

*Conversions are rounded to the nearest decimal point

9 SCHEDULES



“FORM A”

DEVELOPMENT PERMIT APPLICATION Permit# _____

(1) APPLICANT

Name: _____
Address: _____ Postal Code: _____
Telephone: _____ E-Mail: _____

(2) REGISTERED OWNER (Same as applicant)

Name: _____
Address: _____ Postal Code: _____
Telephone: _____ E-Mail: _____

(3) PROPERTY – LEGAL DESCRIPTION

Lot: _____ Block: _____ Plan: _____
Civic Address: _____

(4) PROPOSED DEVELOPMENT

NEW BUILDING [] RENOVATION [] ADDITION [] MOVING BUILDING [] DEMOLITION []
CHANGE OF [] OTHER: _____
ADDITION OF USE [] USE _____

(5) DATES

Proposed commencement: _____
Proposed completion: _____

(6) INFORMATION SUBMITTED

- [] Site plan (TriPLICATE): Attach plan with dimensions to an approximate scale showing:
(1) Dimensions of site and locations of existing or proposed building
(2) Location of streets, easements, driveways, parking areas, and other site development proposed
(3) Site, main floor and maximum height elevations.
[] Building drawings (TriPLICATE): Attach with dimensions to an appropriate scale showing:
(4) Room locations and uses.
(5) Elevations showing sizes and locations of openings; total height of building

(6) Location and distances of any projections from the main walls of the buildings

(7) DECLARATION OF THE APPLICANT

I, _____ of the _____ in the province of Saskatchewan, 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**

FOR MUNICIPAL OFFICE USE ONLY:

Present Zoning: _____

Proposed Use: _____

Principal: _____ Accessory: _____

Use is: Permitted _____ Discretionary _____

Proposed Yards: Front: _____ Rear: _____ Side: _____ Side: _____

Application Status:

Meets Bylaw Requirements: _____ Does not meet Bylaw Requirements: _____

Other Regulations/Comments: _____

_____ **Date** _____ **Development Officer**



“FORM B”

DEVELOPMENT PERMIT – NOTICE OF DECISION

(8) APPLICATION NO. _____

(9) APPLICANT

(10) APPROVED

A) Approved subject to the following conditions:

B) Refused for the following reasons:

You are advised that you have the right to appeal a refusal within 30 days after the date of the issuance of, or conditions of a conditional approval to the Development Appeal Board.

Date

Development Officer Signature

“FORM C”

Exhibit “B” to Bylaw No. 568-12



Town of White City

APPLICATION FOR OCCUPANCY PERMIT

Application No.

I hereby make application for an Occupancy Permit for the Building/Premises as follows

PROPERTY ADDRESS:

LEGAL DESCRIPTION:

OCCUPANTS NAME:

MAILING ADDRESS

NOTE: This application to be submitted at least three weeks prior to proposed occupancy

PROPOSED OCCUPANCY DATE:

CONTRACTORS’/BUILDERS:

BUILDING PERMIT NUMBER:

“CERTIFICATION: I certify that I am acting on behalf of the OWNER and I acknowledge that before an Occupancy Permit will be issued, I must prior to the proposed occupancy date, deliver to the Town of White City, a copy of the Inspection Report from Professional Building Inspections Inc. approving the owner for occupancy. The Inspection Report certifies that the building or applicable portion, for which an Occupancy Permit is being applied for, substantially conforms, in all material respects to the Approved plans and the requirements of the Town of White City which must be substantially complied with, before occupancy will be authorized for that date.”

PLEASE PRINT:

APPLICANTS NAME: -----

ADDRESS: -----

CITY: -----

POSTAL CODE: -----

TEL#: -----

SIGNATURE: ----- DATE:-----

NOTE: To arrange for building inspections call Professional Building Inspections at 536-1799. For status of this application call White City Municipal Office at 781-2355 ext.1.

FOR OFFICE USE ONLY

Table with 4 columns: Approval Requested From, Date Requested, Approved By, Date

TOWN OF WHITE CITY
Box 220 Station Main
White City, SK. S4L 5B1
Phone: (306) 781-2355
Fax: (306) 781-2194
Email: townoffice@whitecity.ca

