

# ZONING BYLAW

BYLAW NO. 06-2018



## Table of Contents

<b>1</b>	- INTRODUCTION .....	<b>3</b>
1.1	TITLE .....	3
1.2	SCOPE.....	3
1.3	SEVERABILITY .....	3
<b>2</b>	<b>- ADMINISTRATION.....</b>	<b>4</b>
2.1	DEVELOPMENT OFFICER .....	4
2.2	DEVELOPMENT PERMIT .....	4
2.3	APPLICATION FOR A DEVELOPMENT PERMIT.....	4
2.4	REVIEW OF APPLICATIONS .....	5
2.5	REFERRALS TO COUNCIL .....	5
2.6	DECISION.....	5
2.7	DEVELOPMENT APPEALS .....	6
2.8	FEES AND ADVERTISING .....	6
2.9	OFFENSES AND PENALTIES .....	7
2.10	NON-CONFORMING USES AND NON-CONFORMING BUILDINGS .....	7
2.11	MINOR VARIANCE.....	8
<b>3</b>	<b>- GENERAL REGULATIONS.....</b>	<b>10</b>
3.1	LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION.....	10
3.2	ESTABLISHED BUILDING LINE.....	10
3.3	NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT.....	10
3.4	YARD ENCROACHMENTS AND FENCES.....	10
3.5	ACCESSORY BUILDINGS .....	11
3.6	SIGNS.....	11
3.7	SERVICING.....	12
<b>4</b>	<b>- ZONING DISTRICTS.....</b>	<b>13</b>
4.1	CLASSIFICATION OF ZONING DISTRICTS .....	13
4.2	THE ZONING DISTRICT MAP.....	13
4.3	BOUNDARIES OF ZONING DISTRICTS .....	13
4.4	ZONING DISTRICTS.....	13
<b>5</b>	<b>- DISTRICT SCHEDULES.....</b>	<b>14</b>
5.1	R1 - RESIDENTIAL 1 DISTRICT .....	14
5.2	C1 - COMMERCIAL 1 DISTRICT.....	17
5.3	CS - COMMUNITY SERVICES.....	20
5.4	FUD - FUTURE URBAN DEVELOPMENT DISTRICT .....	21
<b>6</b>	<b>- COMING INTO FORCE.....</b>	<b>23</b>
6.1	COMING INTO FORCE .....	23
<b>7</b>	<b>- APPENDICES .....</b>	<b>24</b>
7.1	APPENDIX 1 - ZONING DISTRICT MAP .....	1
7.2	APPENDIX 2 - DEFINITIONS.....	26
7.3	APPENDIX 3 - DEVELOPMENT PERMIT APPLICATION SAMPLE .....	33
7.4	APPENDIX 4 - BUILDING PERMIT APPLICATION SAMPLE .....	34

# WHAT IS A ZONING BYLAW

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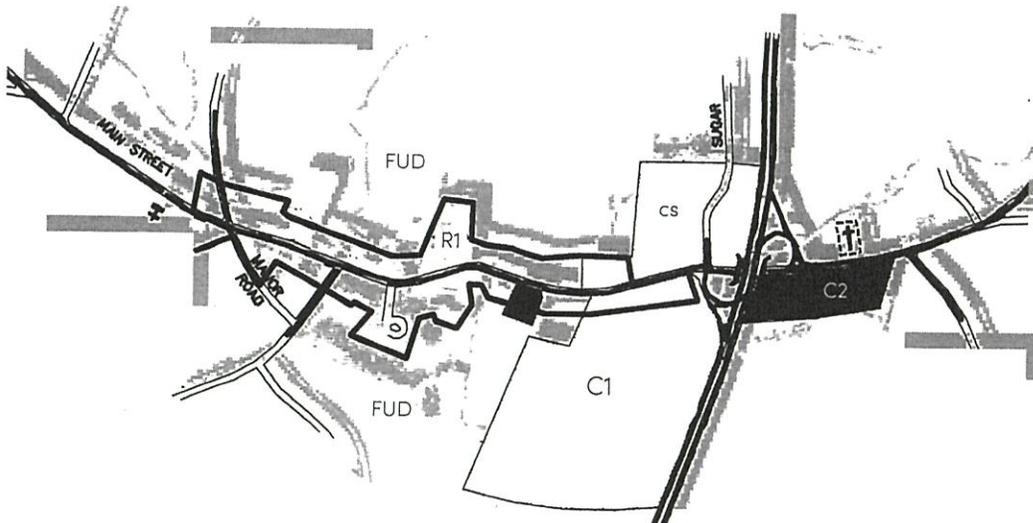
A Zoning Bylaw regulates the use of land (i.e. residential, commercial, industrial, institutional etc.), as well as the location, size and height of buildings or structures, built form, parking and loading requirements and other site-specific requirements.

## WHAT IS THE PURPOSE OF ZONING

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Zoning works to establish preferred standards for development and to prevent conflicting land uses. Each zone contains a list of permitted uses and regulates the following:

- ❖ how land is used (i.e. permitted or prohibited uses)
- ❖ the location of different types of uses such as agricultural, institutional, industrial, parks/open space, residential and commercial
- ❖ the location of buildings and structures on the lands (i.e. minimum/maximum front, side and rear setbacks)
- ❖ the size and height of buildings
- ❖ lot size and dimensions
- ❖ parking and loading requirements
- ❖ the density of development
- ❖ built form
- ❖ additional site-specific factors



# 1 - INTRODUCTION

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Under the authority of *The Planning and Development Act, 2007* (PDA), and Bylaw No. 05-2018 known as the Official Community Plan of the Village of Edenwold, the Council of the Village of Edenwold in the Province of Saskatchewan, in open meeting, hereby enact as follows:

## 1.1 TITLE

This Bylaw shall be known and cited as Zoning Bylaw Bylaw No. 06-2018 of the Village of Edenwold.

## 1.2 SCOPE

Development shall be permitted within the limits of the Village of Edenwold only when in conformity with the provisions of this Bylaw. Any use, intensity of use or accessory use not specifically described or covered within this bylaw shall be deemed prohibited.

## 1.3 SEVERABILITY

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

## 2 - ADMINISTRATION

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### 2.1 DEVELOPMENT OFFICER

The Development Officer, being the Administrator of the Village of the Edenwold or any other qualified personnel as appointed by Council, shall be the responsible for the administration of this bylaw.

### 2.2 DEVELOPMENT PERMIT

2.2.1 Except as provided in Section 3.2.2 no person shall undertake a development or commence a use unless a Development Permit has first been obtained. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw and as described in Section 1.2

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

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

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

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

### 2.3 APPLICATION FOR A DEVELOPMENT PERMIT

2.3.1 The application for a Development Permit shall be made, to the Development Officer, in Form A (Appendix 3), as adopted or amended by resolution of council. The application shall be accompanied by two copies of a lot or building plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines. Where no new construction is proposed the applicant shall supply a written description of the proposed development in place of such plans.

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

## 2.4 REVIEW OF APPLICATIONS

- 2.4.1 The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the Official Community Plan.
- 2.4.2 Where the application is for a discretionary use, the Development Officer shall submit the application, along with all other relevant material to Council.

## 2.5 REFERRALS 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 such further information as they require to make a decision.

## 2.6 DECISION

- 2.6.1 The decision on all applications shall be made in writing to the applicant. The notice of decision shall be in Form A (Appendix 3), as adopted or amended by resolution of council.
- 2.6.2 Where the application is for a *permitted use* the Development Officer shall, upon completion of the review:
- (1) issue a Development Permit where the application conforms to all provisions of this Bylaw; or
  - (2) issue the Development Permit specifying any special regulations or standards to which the development or use must comply, where the class of development or use is subject to special regulations, performance standards or development standards that are specified in this Bylaw, or
  - (3) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.
- 2.6.3 Where the application is for a *discretionary use* the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:

- (1) issue a Development Permit incorporating any special development standards prescribed by Council in accordance with the provisions of this Bylaw; or
- (2) refuse the application, indicating the reasons for the refusal.

2.6.4 Interpretation by Council - The development officer may refer any application to Council for a decision on the interpretation of the bylaw.

2.6.5 Revocation of Decision - Where an approved development is not being developed in accordance with the provisions of this bylaw, or with the standards and conditions specified in the Development Permit, Council may revoke or suspend the Development Permit. The Development Permit shall not be reissued or reinstated until all deficiencies have been corrected.

## 2.7 DEVELOPMENT APPEALS

2.7.1 Development Appeals Board - A Development Appeals Board of the Village of Edenwold is appointed in accordance with Sections 71 and 91 to 104 of the Act.

2.7.2 Where an application for a *permitted use* has been *refused*, the applicant shall be advised of the right of appeal to the Development Appeals Board of the Village of Edenwold.

2.7.3 Where an application for a *discretionary use* has been *approved* by Council, *with prescribed development standards* pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the Village of Edenwold.

2.7.4 An application for a Development Permit for a *permitted use* shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 3.6.2 as though the application had been refused at the end of the period specified in this subsection.

## 2.8 FEES AND ADVERTISING

2.8.1 Amendment of the Zoning Bylaw - Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.

2.8.2 Advertisement of a discretionary use application.

- (1) Except as provided in Clause (2), the Development Officer shall advertise the proposed use by:

- (a) posting a notice of the application at the entrance to the subject property,
  - (b) mailing a copy of the notice to the assessed owner of each property within 75 m of the subject property, and
- the Development Officer shall publish a copy of the notice in a newspaper having circulation in the municipality.
- (2) For the following uses, the application for a discretionary use is exempt from the requirement to publish a copy of the notice in a newspaper:
    - (a) any discretionary residence or any discretionary use ancillary to a residence.
    - (b) a commercial use in a residential district.
  - (3) The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the council meeting at which the application will be considered.
  - (4) The notice shall be posted, mailed, and published at least two weeks prior to the date of the meeting.
  - (5) The applicant shall pay to the municipality a fee equal to the costs to the municipality associated with the public advertisement.

## 2.9 OFFENSES AND PENALTIES

Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the PDA.

## 2.10 NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

- 2.10.1 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 PDA.
- 2.10.2 These rights are subject to the following:
  - (1) The enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw;
  - (2) All other applicable provisions of this Bylaw are satisfied; and
  - (3) Issuing of a development permit required by this Bylaw.
- 2.10.3 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 PDA.

These rights are subject to the following:

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

## 2.11 MINOR VARIANCE

2.11.1 An application for minor variance shall be made to the Development Officer for a minor variance to the Zoning Bylaw in a form as prescribed by the Development Officer.

2.11.2 The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.

2.11.3 The Development Officer may vary the requirements of the Zoning Bylaw subject to the following conditions:

(1) A minor variance may be granted for variation of:

- i. The minimum required distance of a building from the site line;
- ii. The minimum required distance of a building to any other building on the site; and
- iii. Any and all other minimum or maximum sizes, projections, overhangs, setbacks, etc. described in this bylaw.

(2) The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the Zoning Bylaw.

(3) The development shall conform to the Zoning Bylaw with respect to the use of land.

(4) The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.

2.11.4 No minor variance is allowed in connection with an agreement on rezoning entered into pursuant to Section 3.8.

2.11.5 A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the PDA.

2.11.6 On receipt of an application for a minor variance, the Development Officer may:

(1) approve the minor variance;

(2) approve the minor variance and impose terms and conditions on the approval; or

- (3) refuse the minor variance.
- 2.11.7 Where the Development Officer imposes terms and conditions on an approval, the terms and conditions shall be consistent with:
- (1) minimizing adverse impacts on neighbouring properties, including any potential change in fire rating requirements
  - (2) providing adequate separation between buildings for safety reasons
  - (3) avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.
- 2.11.8 Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
- 2.11.9 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.
- 2.11.10 The written notice required pursuant to Subsection (8) shall:
- (1) contain a summary of the application for minor variance; and
  - (2) provide a reason for and an effective date of the decision.

## 3 - GENERAL REGULATIONS

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### 3.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

Nothing in this bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements and from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations.

### 3.2 ESTABLISHED BUILDING LINE

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

### 3.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT

Only one principal building shall be placed on any lot with the exception of dwelling groups, mobile homes in courts, recreation facilities, schools, senior citizen's homes, and special care homes.

### 3.4 YARD ENCROACHMENTS AND FENCES

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

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

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

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

#### 3.4.3 Fences and Hedges

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

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

(2) Maximum height in any required front yard - 1 metre (3.3 ft).

### 3.5 ACCESSORY BUILDINGS

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

### 3.6 SIGNS

- 3.6.1 Sign Regulations for Residential Districts
- (1) Except as provided in Clauses (2) and (3) only one permanent sign is permitted on any lot or building.
  - (2) Additional temporary signs bearing notice of sale or lease, sale of produce or other information relating to a temporary condition affecting the property are permitted.
  - (3) Multiple-unit dwellings and non-residential uses are permitted one additional sign, showing the name of the building or the use.
  - (4) The maximum facial area of a sign permitted by Clause (2) or (3) shall be 1 square metre (11 ft<sup>2</sup>), and of any other sign shall be 0.4 square metres (4 ft<sup>2</sup>).
  - (5) Signs shall be located in such a manner that they do not visually obstruct sight from vehicles at intersections otherwise jeopardize public safety and shall be fully located within the lot boundaries.
- 3.6.2 Sign Regulations for Commercial Districts
- (1) Up to two signs may be erected on each lot.

- (2) The maximum facial area of each sign is seven (7) square metres (75 ft<sup>2</sup>), except the total facial area of both signs shall not exceed ten (10) square metres (108 ft<sup>2</sup>).
- (3) Signs may be double faced.
- (4) The maximum height of a sign is 6.1 metres (20 ft).
- (5) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed only at the face of the sign.
- (6) Signs shall be located so that they do not obstruct the sight of vehicles at an intersection or jeopardize the safety of the public.
- (7) Service Stations and Gas Bars:
  - (a) Fuel pumps, fuel pump islands, and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 3 metres (10 ft) from a lot line and 4.5 metres (15 ft) from any building except a sales kiosk located on the island. All fuel pump islands shall have sufficient space around all sides to allow convenient manoeuvring of the vehicles they are intended to serve.
  - (b) The lot shall have at least two separate entrances for vehicles, at least 15 metres (49 ft) apart.
  - (c) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building or screened from public view.

### 3.7 SERVICING

- 3.7.1 Holding or septic tanks are allowed in the areas of the town which can be serviceable from existing municipal water and sewer lines.
- 3.7.2 Developments outside the serviceable areas shall be connected to a private sewage disposal system approved by the respective health authority.

## 4 - ZONING DISTRICTS

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### 4.1 CLASSIFICATION OF ZONING DISTRICTS

In order to carry out the purpose and provisions of this bylaw, the Village is divided into the following Zoning Districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Residential 1 District	R1
Commercial 1 District	C1
Community Service District	CS
Future Urban Development District	FUD

### 4.2 THE ZONING DISTRICT MAP

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 06-2018 adopted by the Village and signed by the Mayor and Administrator, and under the seal of the Village shall be known as the "Zoning District Map" and such map is declared to be an integral part of this Bylaw.

### 4.3 BOUNDARIES OF ZONING DISTRICTS

The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map". Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality.

### 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 Section 5.

## 5 - DISTRICT SCHEDULES

### 5.1 R1 - RESIDENTIAL 1 DISTRICT

#### 5.1.1 Permitted Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Single Detached Dwellings	15 m (49 ft) for rectangular lots 12 m (39 ft) for non-rectangular lots with a minimum mean width of 15 m (49 ft) over the first 30 m (98 ft) of lot depth, measured from the front lot line	450 m <sup>2</sup> (4844 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	1 m (3.3 ft)	1.5 m (5 ft)
Detached Dwellings with Added Suite					
Semi-Detached Dwellings	9 m (30ft) per unit	270 m <sup>2</sup> (2900 ft <sup>2</sup> ) per unit			1.5 m (5 ft)
Accessory Uses	No Requirements		6 m or as established by the building line	1 m (3.3 ft)	1.5 m (5 ft)

#### 5.1.2 Discretionary Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Mobile and Modular Homes	15 m for rectangular lots (49 ft) 12 m (39 ft) for non-rectangular lots with a minimum mean width of 15 m (49 ft) over the first 30 m (98 ft) of lot depth, measured from the front lot line	450 m <sup>2</sup> (4844 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	1 m (3.3 ft)	1.5 m (5 ft)
Multiple Unit Dwellings	30 m (98 ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )		3 m (10 ft)	6 m (20 ft)
Special Care Homes					
Residential Care Homes					
Rooming and Boarding Houses					
Dwelling Groups		270 m <sup>2</sup> (2900 ft <sup>2</sup> ) per unit		1 m (3.3 ft)	
Accessory Uses	No Requirements				
Home Based Business	See Section 5.1.3 (6)				

### 5.1.3 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the R1 - Residential 1 District:

- (1) Discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for multiple-unit dwellings, special care homes, hospital and dwelling unit group, should be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.
- (3) Multiple-unit dwellings and places of worship should be located on corner lots to facilitate access.
- (4) Dwelling unit groups - All principal buildings forming part of the group shall be located at least 3 metres (10 ft) from any other principal building in the group.
- (5) Mobile and Modular Homes:
  - (a) Mobile Homes shall comply with Canadian Standards Association Construction Standard Z 240 - 1979 or revision thereto.
  - (b) Modular Homes shall be certified to comply Canadian Standards Association Code CSA-A277 standard or revision thereto.
  - (c) Mobile and Modular homes shall be permanently attached to a perimeter foundation wall or basement or shall be securely attached to anchors or pilings imbedded in the ground and shall be skirted with a material compatible with the finish of the mobile home, prior to occupancy.
  - (d) Mobile and Modular homes shall be connected to municipal sewer and water systems, if available to the site. All connections shall be protected from frost damage.
  - (e) In a discretionary approval for a mobile home or modular home council may specify a specific make and model as applied for and a specific form of basement or foundation. Any change in the make or model or the foundation form will require a new discretionary approval.
- (6) Home Based Business:
  - (a) Home based businesses shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, or electromagnetic static which would be disruptive to the surrounding residential uses.
  - (b) Home based businesses should not result in undue traffic or parking requirements in the residential area.
  - (c) The home based businesses shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than a sign, not exceeding 1 square metre (11 ft<sup>2</sup>) in area.

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

## 5.2 C1 - COMMERCIAL 1 DISTRICT

### 5.2.1 Permitted Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Banks	9 m (30 ft)	270 m <sup>2</sup> (2900 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	1 m (3.3 ft)	6 m (20 ft)
Bakeries					
Bus Terminals					
Clubs					
Construction Trades					
Funeral Homes					
Hotels and Motels					
Medical and Dental Offices and Clinics					
Business Offices					
Restaurants, Confectioneries and Stores					
Retail Stores					
Personal Service Shops					
Theatres, Assembly Halls					
Commercial Recreational Establishments					
Warehouses and Wholesale Establishments without exterior storage	30 m (98 ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )			
Licensed Beverage Rooms and other places for the sale and consumption of alcohol with or without food					
Service and Gas Stations	30 m (98 ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )			
Railways and Ancillary Facilities					
Accessory Uses	No Requirements				

### 5.2.2 Discretionary Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Agricultural Implements, Motor Vehicle, Mobile Home or RV Sales, Storage and Servicing	30 m (98ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	1 m (3.3 ft)	6 m (20 ft)
Auction Markets					
Auto-Body Shops					
Bulk Fuel Dealerships and Storage					
Bulk Fertilizer Operations					
Car Washes					
Lumber Yards and Home Improvement Centres					
Salvage Yards and Auto Wreckers					
Machine Shops and Welding Shops					
Manufacturing and Processing Operations					
Veterinary Clinics					
Warehouses and Wholesale Establishments with exterior storage and storage yards *					
Trucking Operations					
Accessory Uses	No Requirements				

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

### 5.2.3 Standards for Discretionary Uses

In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the C1 - Commercial 1 District:

(1) Dwelling Units

- (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
- (b) The minimum floor area of each dwelling unit shall be 45 square metres (484 ft<sup>2</sup>).
- (c) One off street parking site must be provided for each dwelling unit.

- (2) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (3) Access to lots used for discretionary uses shall be located to ensure that heavy truck traffic takes access to or from arterial or collector streets, or designated truck routes.
- (4) Bulk petroleum tanks and abattoirs are to be located at least 91 metres (300 ft) from residential areas, schools, hospitals, motels and restaurants.
- (5) Where a discretionary use will involve significant amounts of exterior storage council may require location on lots abutting the highway, and may apply special requirements for screening, including a closed fence on 1.8 metres (6 ft) in height or more to enclose the area of storage.

## 5.3 CS – COMMUNITY SERVICES

### 5.3.1 Permitted Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Community Centres	30 m (98 ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	3 m (10 ft)	3 m (10 ft)
Cultural Institutions					
Schools and Educational Institutions					
Day Care Centres					
Hospitals and Community Medical Clinics					
Public Communication and Transmission Towers					
Places of Worship					
Municipal Facilities	No Requirements				
Parks and Playgrounds					
Cemeteries					

### 5.3.2 Discretionary Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Multiple Unit Dwellings (Senior Citizen Home)	30 m (98 ft)	900 m <sup>2</sup> (9688 ft <sup>2</sup> )	6 m (20 ft) or as established by the building line	3 m (10 ft)	3 m (10 ft)
Ancillary Confectionaries, Gift Shops, Snack Bars and Restaurants					

## 5.4 FUD – FUTURE URBAN DEVELOPMENT DISTRICT

### 5.4.1 Permitted Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Crop Farming	30 m (98 ft)	16 ha (39.53 ac)	15 m (49 ft)	15 m (49 ft)	15 m (49 ft)
Livestock Pasture					
Accessory Uses					
Municipal Facilities	No Requirements				
Public Utilities					

### 5.4.2 Discretionary Uses

<i>Uses</i>	<i>Frontage</i>	<i>Minimum Area</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Greenhouses	30 m (98 ft)	4 ha (10 ac)	15 m (49 ft)	15 m (49 ft)	15 m (49 ft)
Public Communication and Transmission Towers					
Accessory Uses					
Municipal Facilities					
Public Utilities					

### 5.4.3 Regulations

(1) Livestock:

- (a) The keeping of large animals such as horses, cattle, pigs, sheep, poultry and goats is only permitted within the FUD – Future Urban Development District.

### 5.4.4 Standards for Discretionary Uses

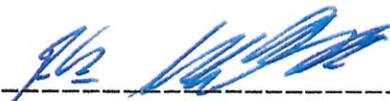
In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the FD – Future Urban Development District:

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

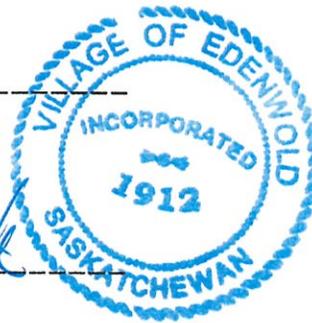
## 6 - COMING INTO FORCE

### 6.1 COMING INTO FORCE

That Bylaw No. 06-06 Zoning Bylaw of the Village of Edenwold be repealed.  
This Bylaw shall come into force and take effect on the date of approval by the Minister.

  
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MAYOR

  
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ADMINISTRATOR



SEAL

Read a First time this 10<sup>th</sup>, day of December, 2018.

Read a Second time this 12<sup>th</sup>, day of August, 2019.

Read a Third time and adopted this 12<sup>th</sup>, day of August, 2019.

Certified a true and exact copy,  
This 12<sup>th</sup> day of August, 2019.

  
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Administrator

