

## 7 - APPENDICES

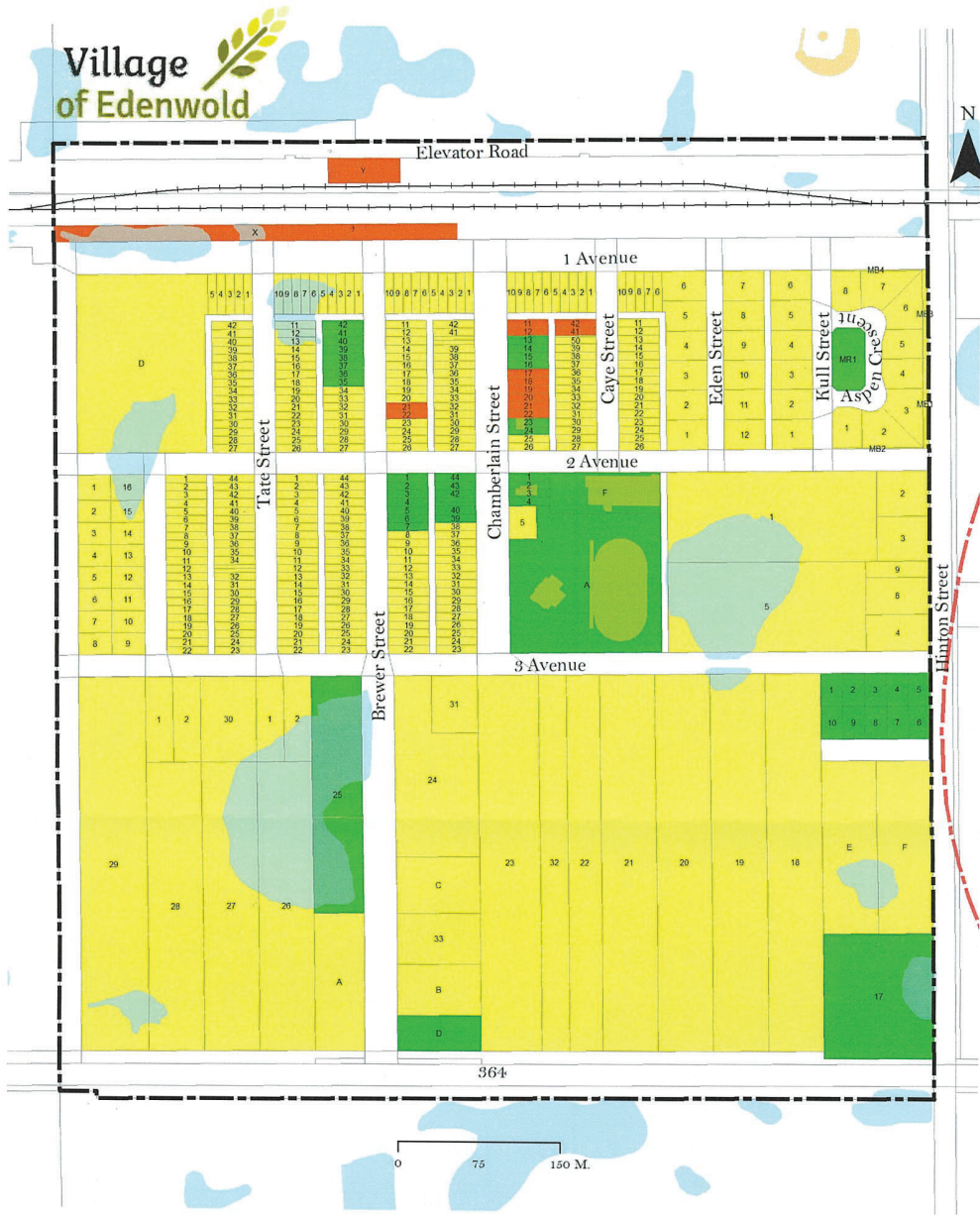
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APPENDIX 1 – ZONING DISTRICT MAP

APPENDIX 2 – DEFINITIONS

APPENDIX 3 - DEVELOPMENT PERMIT APPLICATION SAMPLE

APPENDIX 4 – BUILDING PERMIT APPLICATION SAMPLE



**VILLAGE OF EDENWOLD**  
SASKATCHEWAN

**ZONING DISTRICTS**

This is the Zoning District Map which accompanies and forms part of Bylaw No. 6-2018 adopted by the Village of Edenwold.

*Christine Halbritter*  
Mayor  
Christine Halbritter  
Village Administrator

Ministry of Government Relations



**ZONING DISTRICTS**

- Residential 1 District - R1
- Commercial 1 District - C1
- Community Service District - CS

Village Boundary

Railways

Municipal Infrastructure

Sewage Lagoon 457 Metre Buffer

Sewage Lagoon

**APPROVED**  
**REGINA, SASK.**  
NOV 08 2019  
*[Signature]*  
Assistant Deputy Minister  
Ministry of Government Relations

## 7.2 APPENDIX 2 – DEFINITIONS

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

**Accessory Use** – A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

**Act** – The Planning and Development Act, 1983.

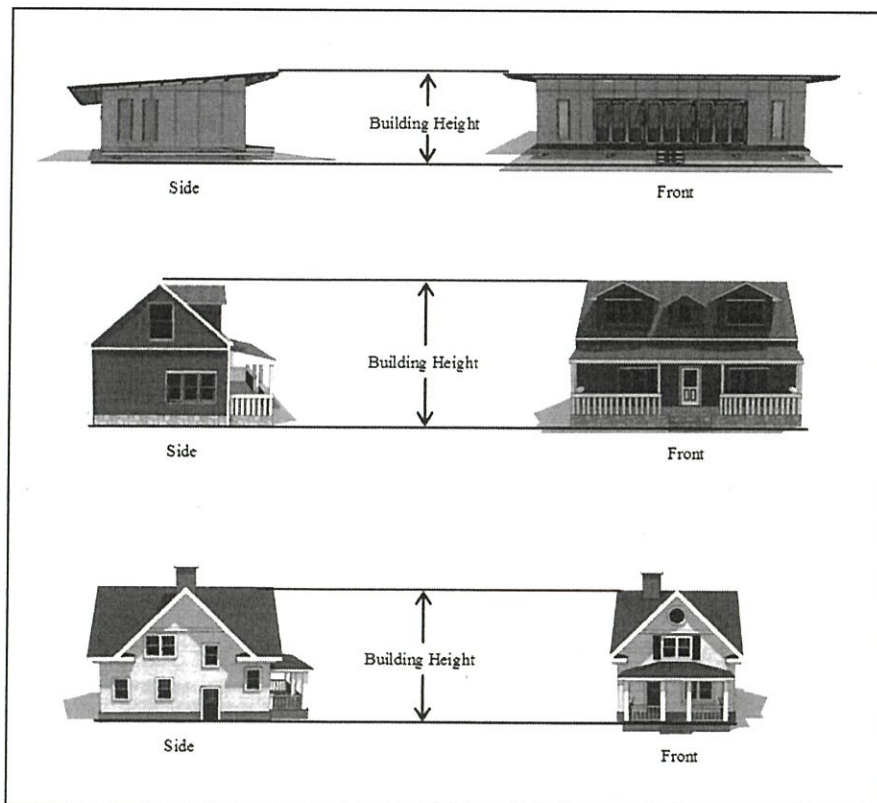
**Administrator** – The Administrator or Clerk of the Village of Edenwold.

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

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

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

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



Building Height Measurement



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

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

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

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

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

**Council** – The Council of the Village of Edenwold.

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

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

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

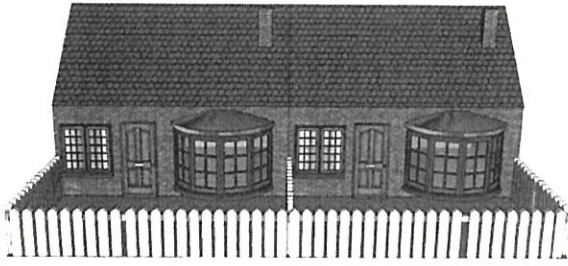
**Development Permit** – A document authorizing a development, issued pursuant to this zoning bylaw.

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

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

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

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



Semi-Detached Dwelling

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



Single Detached Dwelling

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

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

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

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

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

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

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

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

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

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

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

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

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

**Lot Line, Rear** – The line at the rear of the lot and opposite the front lot line.

**Lot Line, Side** – A lot line other than a front or rear lot line.

**Mayor** – The Mayor of the Village of Edenwold.

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

**Mobile Home** – A factory-built trailer coach:

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

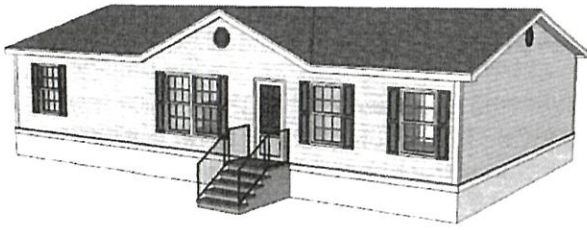
**Mobile Home Court** – Any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.

**Modular Home** – a factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto.

**Modular Home, Single Wide** – a modular home that is less than 5 metres (16.40 ft.) in width.

**Modular Home, Double Wide** – a modular home that is greater than 8 metres (26.25 ft.) in width.





Double Wide Mobile Home

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

**Municipality** – The Village of Edenwold.

**Non-Conforming Building** – A building:

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

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

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

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

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

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

**Public Work**

- a) Systems for the production or distribution of electricity;
  - b) systems for the distribution of natural gas or oil;
  - c) facilities for the storage, transmission, treatment, distribution or supply of water;
  - d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
  - e) telephone or light distribution lines,
- that are owned or operated by the Crown or a municipality.

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

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

**Recreation vehicle** – A unit intended to provide temporary living accommodation for campers or travellers; built as part of, or to be towed by, a motor vehicle to be used on a public highway without special permit; and includes truck campers, motor homes, tent trailers and travel trailers.

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

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

**Rooming House** – A building containing more than one rooming unit.

**Rooming Unit** – A room or rooms for accommodation, other than a dwelling unit or other form of accommodation as defined elsewhere in this bylaw, with sleeping facilities but without private toilet facilities.

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

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

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

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

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

**Special Care Home** – An extended or intermediate care facility licensed or approved under the Housing and Special-care Homes Act, which provides full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves, including nursing homes.

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

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

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



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

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

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

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

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

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

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

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

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

### 7.3 APPENDIX 3 – DEVELOPMENT PERMIT APPLICATION SAMPLE

**FORM A**

**APPENDIX 3**

**VILLAGE OF EDENWOLD, Saskatchewan**

<b>Application for a Development Permit</b>	<b>Date</b> _____, ____.
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I hereby make application for a permit to develop on a lot situated at Lot \_\_\_\_\_, Block \_\_\_\_\_, Plan # \_\_\_\_\_, in Edenwold, Saskatchewan.

I hereby agree to comply with the provisions of the Zoning Bylaw for the Village of Edenwold.

This permit is issued subject to the following conditions, as set out in the Zoning Bylaw for the Village of Edenwold:

Any changes to the required sets of plans for the said development, requires approval of the local authority or its authorized representative.

\_\_\_\_\_

**Registered Owner**

Permission is hereby granted to \_\_\_\_\_ to \_\_\_\_\_ a building to be used as a \_\_\_\_\_ on civic address or location LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, PLAN # \_\_\_\_\_ in accordance with the application dated \_\_\_\_\_. This permit expires is valid for six months, must be started and finished within one year, or the permit is null and void. Permit extension is under Council discretion.

**Date** \_\_\_\_\_ **Village Authorized Representative** \_\_\_\_\_



7.4 APPENDIX 4 – BUILDING PERMIT APPLICATION SAMPLE

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to \_\_\_\_\_ construct  
 \_\_\_\_\_ alter a building according to  
 \_\_\_\_\_ reconstruct  
 the information below and to the plans and documents attached to this application.

Civic address or location of work \_\_\_\_\_  
 Legal description -- Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 Owner \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Designer \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Nature of work \_\_\_\_\_  
 Intended use of building \_\_\_\_\_  
 Size of building \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_  
 Number of storeys \_\_\_\_\_ Fire escapes \_\_\_\_\_  
 Number of stairways \_\_\_\_\_ Width of stairways \_\_\_\_\_  
 Number of exits \_\_\_\_\_ Width of exits \_\_\_\_\_

Foundation Soil Classification and Type \_\_\_\_\_

Footings _____	Material _____	Size _____
Foundations _____	Material _____	Size _____
Exterior Walls _____	Material _____	Size _____
Roof _____	Material _____	Size _____
Studs _____	Material _____	Spacing _____
Floor Joists _____	Material _____	Spacing _____
Girders _____	Material _____	Spacing _____
Rafters _____	Material _____	Spacing _____
Chimneys _____	Number _____	Size _____
	Material _____	Thickness _____
Heating _____	Lighting _____	Plumbing _____

Estimated value of construction (excluding site) \$ \_\_\_\_\_  
 Building area (area of largest storey) \_\_\_\_\_ square metres  
 Fee for building permit \$ \_\_\_\_\_

I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative.


\_\_\_\_\_  
 Date Signature of Owner or Owner's Agent

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

BUILDING PERMIT # \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_  
to \_\_\_\_\_ a building to be used as a \_\_\_\_\_  
on civic address or location \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ in accordance with the  
application dated \_\_\_\_\_. This permit expires six months from the date of issue if  
work is not commenced within that period or if work is suspended for a period of six months, unless  
otherwise authorized by the local authority or its authorized representative. Grade lines of the building site  
are to be as indicated below and as shown on the diagram.

STREET NAME: \_\_\_\_\_

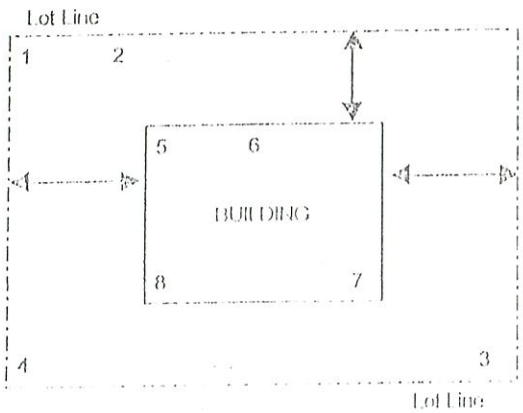
Indicate Which Direction North 

STREET ELEVATION

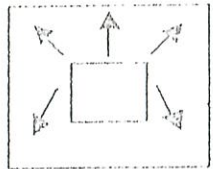
ELEVATIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

NOTE: If Street Elevation Unknown, use Elev. 100.0'



1. Minimum clearance (if required) from Lot Lines are as per diagram.  
2. Direction of slope from building to Lot Lines are as per diagram.



This permit is issued subject to the following conditions:

\_\_\_\_\_

\_\_\_\_\_

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Estimated value of construction \$ \_\_\_\_\_

Permit fee \$ \_\_\_\_\_

Date \_\_\_\_\_

Signature of Authorized Representative \_\_\_\_\_