

Table of Contents

INTRODUCTION.....	1
1.1 Title.....	1
1.2 Purpose.....	1
1.3 Scope.....	1
1.4 Severability	1
1.5 Other Legislative and Bylaw Requirements	1
2 DEFINITIONS.....	2
3 ADMINISTRATION	19
3.1 Development Officer	19
3.2 Application for a Development Permit.....	19
3.3 Development Not Requiring a Development Permit.....	20
3.4 Review of Applications	20
3.5 Discretionary Use Applications.....	21
3.6 Discretionary Use Evaluation Criteria	22
3.7 Issue of Permits.....	24
3.8 Terms and Conditions for Discretionary Use Approvals.....	24
3.9 Validity of a Development Permit	25
3.10 Enforcement of Development Permit.....	26
3.11 Amending the Zoning Bylaw	26
3.12 Development Appeals Board.....	26
3.13 Minor Variances to the Zoning Bylaw	27
3.14 Fees	27
3.15 Offences and Penalties	27
3.16 Non Conforming Buildings and Uses	28
4 GENERAL REGULATIONS.....	29
4.1 One Principal Building Permitted on a Site	29
4.2 Building to be Moved	29
4.3 Demolition of Buildings	29
4.4 Accessory Uses and Buildings	29
4.5 Development on Hazard Lands	30
4.6 Grading and Leveling of a Site	31
4.7 Bed and Breakfast Homes.....	32
4.8 Home Based Business	33
4.9 Homes	34

4.10	Day Care Centers	35
4.11	Campgrounds and Tourist Camps	35
4.12	Fencing	37
4.13	Landscaping	38
4.14	Marinas.....	39
4.15	Modular and Mobile Homes	40
4.16	Portable Garage and Shelter.....	41
4.17	Public Utilities, Public Works and Facilities of the Municipality	41
4.18	Service Station and Gas Bars	42
4.19	Shoreline Development	42
4.20	Sight Triangles	44
4.21	Vehicle Storage	44
4.22	Water Supply and Waste Disposal.....	45
4.23	Permitted Yard Encroachments.....	45
4.24	Signs.....	46
4.25	Off-Street Parking Regulations	50
5	ZONING DISTRICTS AND ZONING MAP	52
5.1	Classification of Zoning Districts	52
5.2	The Zoning District Map	52
5.3	Boundaries of Zoning Districts	53
5.4	Zoning District Schedules	53
6	ZONING DISTRICT SCHEDULES	54
6.1	RP - Recreation and Park District	54
6.2	R1 - Residential 1 District	57
6.3	R2 - Residential 2 District.....	60
6.4	RR - Rural Residential District	62
6.5	MH - Mobile Home District	64
6.6	CS - Community Service District	66
6.7	C1 - Commercial District	69
6.8	C2 - Highway Commercial	72
6.9	M - Industrial District.....	75
6.10	AG - Agriculture District	79
6.11	H - Heritage District	83
6.12	RV – Recreational Vehicle and Park District.....	84
6.13	UH – Urban Holding District.....	85

Tables

Table 1 - Portable Garage and Shelter Size	41
Table 2 - Parking Schedule	51
Table 3 - Zoning Districts	52
Table 4 – Recreation and Park District Minimum Lot Requirements	55
Table 5 – Recreation and Park District Minimum Yard Requirements	56
Table 6 – Residential 1 District Minimum Lot Requirements	58
Table 7 - Residential 1 District Minimum Yard Requirements	59
Table 8 – Rural Residential District Minimum Lot Requirements.....	63
Table 9 – Rural Residential District Minimum Yard Requirements	63
Table 10 – Mobile Home District Minimum Lot Requirements	65
Table 11 – Mobile Home District Minimum Yard Requirements.....	65
Table 12 – Community Service District Lot Requirements	67
Table 13 – Community Service District Minimum Yard Requirements	68
Table 14 – Commercial District Minimum Lot Requirements.....	71
Table 15 – Commercial District Minimum Yard Requirements.....	71
Table 16 – Highway Commercial District Lot Requirements.....	73
Table 17 – Highway Commercial District Minimum Yard Requirements.....	74
Table 18 – Industrial District Minimum Lot Requirements.....	77
Table 19 - Industrial District Minimum Yard Requirements	78
Table 20 – Agriculture District Minimum Lot Requirements	81
Table 21 – Agriculture District Minimum Yard Requirements	82
Table 22 – Heritage District Maximum Height Requirements.....	83
Table 23 – Recreational Vehicle and Park District Maximum Height Requirements	84
Table 24 – Urban Holding Maximum Height Requirements	86

Maps

Map 1 - Northern Village of Green Lake Zoning Districts	87
Map 1A – Northern Village of Green Lake Zoning Districts	88

INTRODUCTION

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Council of the Northern Village of Green Lake, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

This Bylaw shall be known and may be cited as the "Northern Village of Green Lake Zoning Bylaw".

1.2 Purpose

The purpose of this Bylaw is to regulate and control or prohibit the use and development of land and buildings within the Northern Village of Green Lake and assist in implementing *The Official Community Plan*. This Bylaw provides a legal way of managing land use and future development and protects landowners from conflicting and possibly dangerous land uses in the Northern Village.

1.3 Scope

Development shall be permitted within the limits of the Northern Village of Green Lake only when in conformity with the provisions of this Bylaw, the Northern Village of Green Lake *Official Community Plan* and the PDA.

1.4 Severability

If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the Bylaw as a whole, or any other part, section or provision of this Bylaw will not be affected.

1.5 Other Legislative and Bylaw Requirements

Nothing in this Bylaw affects the duty or obligation of a person to obtain a Development Permit as required by this Bylaw, or to obtain any other permit, license or other authorization required by any Bylaw, or Act or any regulation pursuant to those Acts.

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 Building or Use - a building or use which:

- a) is subordinate in area, 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 principal use served; and
- b) is located on the same site as the principal building or principal use served.

Administrator - the Administrator of the Northern Village of Green Lake.

Agricultural Operations – an operation carried out on the farm, in expectation of gain or reward, including:

- a) cultivating land;
- b) producing agriculture crops, including hay and forage;
- c) producing horticulture crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops, and specialty crops;
- d) raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e) carrying on an intensive livestock operation;
- f) producing eggs, milk, honey and other animal products;
- g) conducting any process necessary to prepare a farm product for distribution from the farm gate; and
- h) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial applications

Alteration - any structure change or addition made to any building or structure.

Applicant - a developer or person applying for a Development Permit under this Bylaw.

Artisan - a skilled manual worker who makes items that may be functional or strictly decorative, including furniture, clothing, jewelry, household items and tools.

Bed and Breakfast Home - a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping

accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

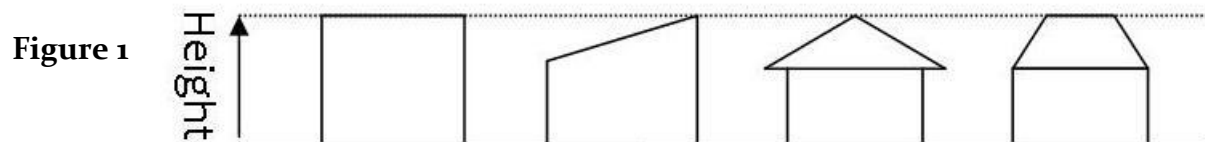
- a) the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and
- b) the meal which is provided is served before noon each day.

Beverage Room - an establishment, licensed by the Province of Saskatchewan, in which alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is accessory to a restaurant. Food preparation or serving of food may be an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

Building - a structure used for the shelter or accommodation of persons, animals, or personal property.

Building Bylaw - a bylaw of the Northern Village of Green Lake regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

Building Height - means the vertical distance of a building measured from the average grade level to the highest point of the building or structure (Figure 1).



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

Building Permit - a permit issued under a Building Bylaw of the Northern Village of Green Lake, authorizing the construction of all or part of a building or structure.

Campground - the operation of an area of land managed as a unit, providing temporary short term accommodation for tent trailers, travel trailers, recreation vehicles and campers, used by travelers and tourists.

Campsite - a designated and delineated area within a campground or tourist camp that is intended to accommodate a single tent, tent party or recreation vehicle.

Caretaker's Unit - means a residential dwelling unit, accessory to a non-residential building or structure, for the purposes of providing security and maintenance for the principal building or use.

Car Wash - a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operation facilities.

Cemetery - property used for the interment of the dead and may include facilities for the storage of ashes or human remains that have been cremated, but does not include a crematorium.

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.

Commercial Entertainment Establishment - a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alley, theatre, billiard parlor, bingo hall, drive-in theatres and mini-golf (where licensed by the Saskatchewan Liquor and Gaming Authority).

Community Centre - a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

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.

Convenience Store - a store offering for sale primarily food products, beverages, tobacco, 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 Northern Village of Green Lake.

Cultural Institution - an establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

Day Care Centre - a facility which provides for the non parental care of pre-school age children or school aged children outside of normal school hours, and includes, but is not limited to:

- a) a child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to *The Child Care Act*; or
- b) a nursery school for pre-school children.

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 Bylaw.

Discretionary Use - a use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Dwelling - a structure or portion thereof which is used exclusively for human habitation.

Dwelling, Duplex - a structure on a single site containing two dwelling units, each of which is totally separated by the ceiling and flooring extends from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units (Figure 2).

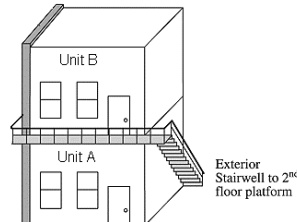


Figure 2

Dwelling, Fourplex - four attached dwellings in one structure in which each unit has two open space exposures and shares one or two walls with adjoin unit or units (Figure 3).

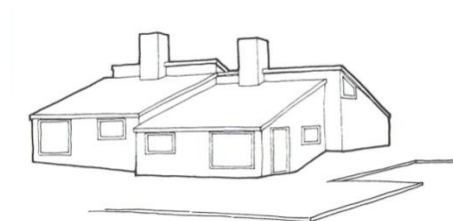


Figure 3

Dwelling, Multiple Unit - a building divided into three or more dwelling units and shall include condominium and apartments but not townhouses, rooming houses, hotels, or motels.

Dwelling, Semi-Detached - two one unit dwellings by a common vertical wall (Figure 4).



Figure 4

Dwelling, Single Detached - a dwelling which is designed for and occupied by not more than one dwelling unit and surrounded by open space or yards and which is not attached to any other dwelling by any means (Figure 5).



Figure 5

Dwelling, Townhouse - a one dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls (Figure 6).



Figure 6

Educational Institution - a college or university authorized to award degrees.

Farmstead - a single site which includes a residence of the farm operator and those buildings, or facilities that are related to the farm operation, and may include croplands and pastures.

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, excluding in the case of a dwelling, any private garage, porch, veranda, sunroom, unfinished attic or unfinished basement.

Frontage - the side of a lot abutting on a street; the front lot line. In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the required front yard setback.

Garage, Private - a building or part of a building or a carport used or intended to be used for the storage of motor vehicles and having a capacity for not more than three motor vehicles for each dwelling unit to which the garage is accessory.

Garden Plot - a plot of ground where plants such as flowers, vegetables, fruit or herbs are cultivated.

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

Grade Level - an average elevation of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Greenhouse - cultivating, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products and may include the accessory retail of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools.

Hazard Land - land which may be prone to flooding, slumping, landslides, erosion, any other instability, or is located within a flood plain or watercourse.

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 Ministry of Highways and Infrastructure entitled “*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*”, as may be amended from time to time.

Home Based Business - a business, occupation, trade, profession or craft conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly secondary to the residential use and does not change the character of the dwelling.

Home, Community Residential - a residential facility, licensed under *The Corrections and Conditional Release Act* or *The Correctional Services Act* for offenders who are reintegrating into the community after having been sentenced to a term of incarceration, and are now serving a portion of their sentence while reintegrating under supervision into the community. It may also include rehabilitation facilities for the accommodation and supervision or treatment of persons who are receiving supervision or treatment for alcohol or other drug addictions. It may also include homes approved under *The Mental Health Services Act*.

It may include:

- a) halfway house;
- b) community training residence;
- c) adult custodial care facility; or
- d) mental health center, psychiatric ward, treatment of mental disorders.

Home, Personal Care - a care home outside of the publicly funded system, licensed under *The Personal Care Home Act* that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing, grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

Home, Residential Service - a facility which provides lodging, supervision, personal care or individual programming in family-like setting, licensed under *The Residential Services Act*, who:

- a) by reason of need, age or disability or for any other reason are unable to fully care for themselves; or
- b) require safe shelter and counseling appropriate to their circumstances.

It may include:

- a) maternity home, which is provided lodging and pre-natal and post -natal care to women;
- b) transition house, which is to provide safe shelter and counseling to families in crisis; or
- c) custodial residence of young offender.

Home, Special-Care (Nursing Home) - a home or facility, licensed under *The Housing and Special-care Homes Act*, used for the purpose of providing supervisory, personal or constant nursing care for persons who:

- a) are unable to fully care for themselves and who require prolong care; and
- b) are not related by blood or marriage to the person conducting or operating the home or facility.

Residents include the elderly and younger adults with physical or mental disabilities. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

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

ILO – Intensive Livestock Operation – the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals where the space per animal unit is less than 370 m².

Indoor Recreation Facility - a building or structure containing gymnasiums, squash courts, running tracks and exercise equipment.

Landscaping - the provision of 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; or
- b) hard landscaping consisting of non-vegetative material such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale or asphalt.

Lane - a public road or thoroughfare registered by plan of survey which affords a secondary means of access to abutting properties, but should not include a street.

Loading Space - a space for the loading and unloading of vehicles with convenient access to a public lane or street. The space shall be sized to accommodate the largest vehicle that will use the space.

Lot - an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title (Figure 7).

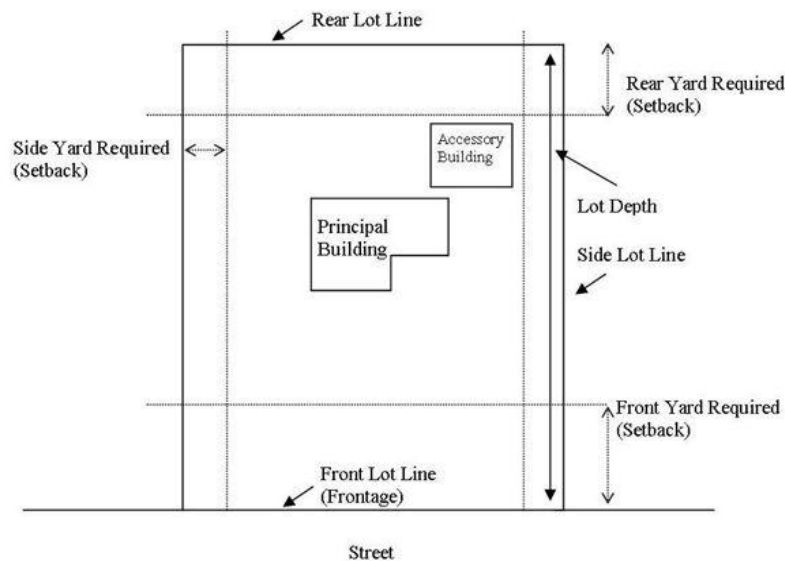


Figure 7

Lot Area - the total area within the lot lines of a lot, excluding any street right-of-way.

Lot Line - a line or record bounding a lot which divides one lot from another lot or form a public or private street or any other public space (Figure 7).

Lot Line, Front - the lot line separating a lot from a street right-of-way (Figure 7).

Lot Line, Rear - the lot line opposite and most distant from the front lot line (Figure 7).

Lot Line, Side - the lot line other than a front or rear lot line (Figure 7).

Marina - a facility for storing, servicing, fueling, docking and securing of pleasure boats and which may include retail facilities for owners, crews and guests.

Mayor - the Mayor of the Northern Village of Green Lake.

Mobile Home - is a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards and which:

- a) may be attached to a permanent foundation or be anchored to the ground and skirted;
- b) is typically built on a steel frame; and
- c) is typically finished with vinyl covered gyproc interior walls.

Mobile Home Court - any site for the placement of mobile homes on which two or more mobile homes are located but does not include an industrial or construction camp or tourist campsite.

Mobile Home Site - a parcel or piece of land, with in the mobile home court for the placement of a mobile home and for exclusive use of its occupants.

Modular Home - is a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 and which:

- a) shall be built on a wood-web truss floor system;
- b) shall be finished with painted drywall; and
- c) shall be attached to a permanent foundation.

Motel - a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Municipal Facility - land and/or structures owned by the Northern Village that is used for:

- a) office and meeting space;
- b) storage of municipal equipment and supplies;
- c) recreation; and/or
- d) other institutional purposes.

Non-Conforming Building - a building:

- a) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a Zoning Bylaw or any amendment to this 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 to this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

Non-Conforming Site - a site, consisting of one or more contiguous parcels, to which all required permits have been issued on the date that this Bylaw or any amendment to this Bylaw becomes effective, contains a use that conforms to this Bylaw, but the site area dimensions do not conform to the standards of this Bylaw for that use.

Non-Conforming Use - a lawful specific use:

- a) being made of land or building or intended to be made of land or building lawfully under construction, or in respect to which all required permits have been issued, on the date of 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.

Office and 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 trade are stored, transshipped, sold or processed.

Park - any outdoor land specifically for passive or active recreation including playgrounds, walkways, trails, environmentally significant areas, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, facilities, sport fields, accesses, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or manufactured home park.

Parking Lot - an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, a fee or for accommodation of clients or customers.

Parking, Off-Street - accommodation for parking of vehicles off a public street or lane.

Passive Recreation Use - a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

PDA - *The Planning and Development Act, 2007*, as amended.

Permitted Use - a use or form of development allowed as of right in a Zoning District, subject to the regulations contained in this Bylaw.

Personal Service Establishment - a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the

cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Place of Worship - a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Portable Garage and Shelter - a moveable tent like structure designed to provide storage and protection.

Principal Building - a building within which the principal use of the site is housed or conducted.

Public Utility - a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work - includes:

- a) systems for the production, distribution or transmission of electricity;
- b) systems for the distribution, storage, or transmission of natural gas or oil;
- c) facilities for storage, transmission, treatment, distribution or supply of water;
- d) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- e) telephone, internet, cable television or light distribution or transmission lines; and
- f) facilities for the collection, storage, movement and disposal of storm drainage.

Radio and Television Buildings or Transmitters - buildings or transmitters used for receiving and broadcasting radio or television signals.

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

Recreation Facility, Public - a recreation or amusement facility operated by the province, municipality or non-profit organization and is open to the general public, including arenas, rinks, tennis courts, swimming pools, and halls.

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

Restaurant - a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

Salvage yard - a site where property or goods is collected and stored for resale.

School - a body of pupils that is organized as a unit for education purposes, that comprises of one or more institutional groups or classes together with the principal and teaching staff and other employees assigned to such body pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils, as provided by the Ministry of Education.

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

Sea Can - a durable metal container typically used for shipping goods long distances. It is also commonly used for storage.

Service or Repair Shop - a shop specializing in repairs and maintenance, excluding automobiles.

Service Station - a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work or major repairs.

Sight Triangle - a triangle at an intersection, formed by the two roads or a lane 7.5 m (24.6 ft) from the corner, and a third line completing the triangle (Figure 8).

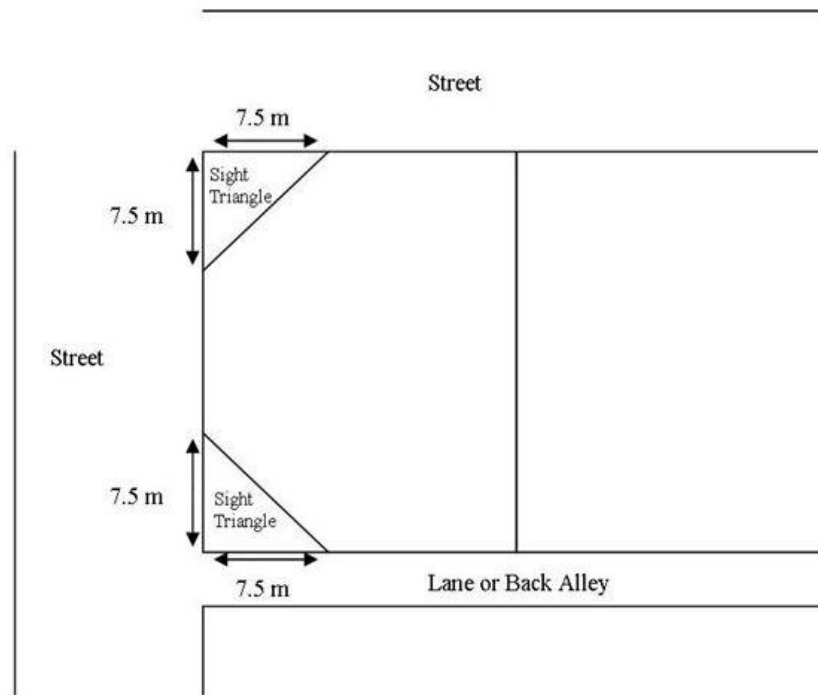


Figure 8

Sign - any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or piece of land and which 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 or thoroughfare (Figure 9).

Sign, A-Board - an A-shaped portable sign that is used for temporary placement and has no external supporting structure.

Sign, Awning - a non illuminated sign painted or affixed to the surface of an awning.

Sign, Billboard - a sign which directs attention to a business, community, service or entertainment conducted, sold or offered at allocation other than the site on which the sign is located.

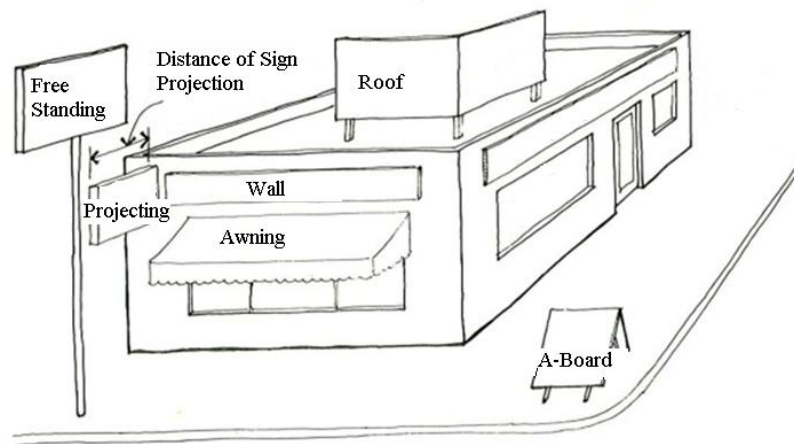


Figure 9

Sign, Construction - a temporary sign erected by a person or company on the premises undergoing construction, identifying pending development and information relating to construction process, labour services, materials or financing, name of building, as well as the owner and participants in the development project, but not including the advertisement of any products.

Sign, Converted Vehicle and Trailer - a vehicle or trailer not originally designed as a sign, but which has been converted or used for that purposes.

Sign, Directional - any sign:

- a) displaying safety or warning messages;
- b) directional traffic or providing parking directions;
- c) giving instructions, directions or orders to persons making use of premises.

Sign Facial Area - the entire surface area of sign. In the case of a multi-face sign, each side of the sign shall be included in the determining sign facial area.

Sign, Free-Standing - a sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building.

Sign, Identification - a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Sign, Portable - a free standing sign which is capable of being relocated and which may have lettering that can be changed manually, but does not include vehicles and trailers not originally designed as a sign, but which have been converted or used for that purposes.

Sign, Real Estate - a temporary sign that advertises for sale, rent, or lease the land, property or premises on which the sign is displayed.

Sign, Temporary - a sign advertising a message applicable for a defined period of time and not exceeding 6 months.

Sign, Wall - a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 m (1.6 ft) from such building or structure.

Site - one or more contiguous surface parcels as defined under *The Land Titles Act, 2000*, and used as a unit for the purpose of regulation under this Bylaw.

Site Drainage Plan - a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse affect on neighbouring properties and streets.

Street - a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting properties, but shall not include an easement or lane.

Structure - anything that is built, constructed, or erected, located on the ground, or attached to something located in or over the ground.

Structure, Temporary - anything that is built, constructed, or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Tannery - a place where people tan hides to make leather.

Temporary Use - a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Tourist Cabin - an establishment consisting of a group of attached or detached sleeping accommodations, each with a bathroom, designed for use by the public.

Tourist Camp - a facility for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreation vehicles.

Undertaking Establishments - a building designed for the purpose of furnishing supplies, funerals, viewing and related services to the public and includes facilities for the preparation for the dead human body for interment which may include cremation.

Units of Measure - units of measure in this Bylaw are abbreviated as follows:

- m - metre(s)
- m² - square metre(s)
- ft - feet
- ft² - square feet

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

Warehouse - a building used primarily for storage of goods and materials.

Yard - any part of a lot unoccupied and unobstructed by any principal building or structure (Figure 7).

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 (Figure 7).

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 (Figure 7).

Yard, Side - a yard extending from the front yard to the rear yard between the side lot line and nearest main wall of the principal building or structure on the lot (Figure 7).

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.

3 ADMINISTRATION

3.1 Development Officer

- 1) The Council shall appoint a Development Officer who will be responsible for the administration of this Bylaw.
- 2) The Development Officer shall perform such duties that are specific in this Bylaw, including among other things:
 - a) advise and assist the Council in regard to the planning of orderly and economical development within the Northern Village, and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this Bylaw and be consistent with the *Official Community Plan* and adopted Northern Village policies;
 - b) receive and process all applications for Development Permits;
 - c) keep a register of all applications for development including the decisions thereon and the reasons therefore;
 - d) keep and maintain the development records and a copy of this Bylaw for the inspection of the public during all regular hours; and
 - e) may refer any Development Permit application or any other development matter to the Northern Village's Council for its review, support or advice.

3.2 Application for a Development Permit

- 1) Every person shall obtain a Development Permit before commencing any development within the Northern Village of Green Lake except as listed in Section 3.3. Development Permits cannot be issued in contravention of any of the provision of this Bylaw subject to Sections 213 to 227 of the PDA.
- 2) A building permit shall not be issued unless a Development Permit, where required has been issued.

- 3) The application for a Development Permit, minor variance, accessory use or sign shall be made, to the Development Officer, in the “Form A” as adopted by resolution of Council.
- 4) The application shall be accompanied by the applicable fees, two copies of a layout or site plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines.
- 5) Where no new construction is proposed the applicant shall supply a written description of the proposal in place of such plans.
- 6) 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 the Council determines is necessary to fully review the proposed development.

3.3 Development Not Requiring a Development Permit

- 1) The following developments shall not require a Development Permit provided that the proposed development conforms with all requirements of this Bylaw:
 - a) public utilities; any operation for the purpose of inspecting, repairing, or renewing sewers, water lines, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Northern Village (excluding the installation of new transmission lines);
 - b) municipal facilities; any facility installed and operated by the Northern Village;
 - c) accessory buildings with a floor area of 9.3 m² (100.1 ft²) or less; and
 - d) maintenance and repairs that do not include any structural alterations.

3.4 Review of Applications

- 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) For a discretionary use the Development Officer shall 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.
- 3) The Development Officer may submit any application to Council for a decision on the interpretation of this Bylaw, or on special conditions provided in this Bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

3.5 Discretionary Use Applications

- 1) The application will be reviewed by the Development Officer for conformance with the *Official Community Plan*, this Zoning Bylaw and any other applicable policy and regulation, and will refer the application, along with a written report documenting the results of the review, to Council, within 30 days of having received the application.
- 2) Council will review the application and the Development Officer's report and may request comments or information from other government agencies to assist in Council's review of the application, where appropriate.
- 3) When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered. The date shall be no longer than 45 days from when Council received the application.
- 4) The Development Officer shall advertise the proposed discretionary use by:
 - a) mailing a copy of a notice of the application to the assessed owner of each property within 75 m (246.1 ft) of the proposal, at least 15 days prior to the date of the meeting;
 - b) preparing an on-site notification poster, which shall be placed on the site by the applicant and must remain on site until the application is considered by Council; and
 - c) publishing a notice in a local newspaper for 2 consecutive weeks and at least 7 days prior to the date of the meeting, in any district.

- 5) The notices described above shall describe:
- a) the use applied for;
 - b) the location of the use; and
 - c) specify the date, time and location of the Council meeting at which the application will be considered.

3.6 Discretionary Use Evaluation Criteria

Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- 1) Compliance with land use and municipal policies
 - a) the proposal must be in conformance with all relevant sections of the *Official Community Plan* and this Bylaw.
- 2) Site layout and density
 - a) the scale and intensity of the proposed use must be relatively consistent with uses allowed in the Zoning District and with any existing uses and developments in the vicinity of the proposal;
 - b) the size and location of buildings and improvements is to comply with the regulations set out in the Zoning District;
 - c) any outside storage areas will be appropriately buffered and screened from adjoining land uses;
 - d) retention or provision of vegetation and landscaping to enhance the appearance of the site; and
 - e) signs will comply with sign requirements for the Zoning District and proposed use.
- 3) Municipal servicing
 - a) the use must be capable of being serviced with existing municipal infrastructure, including:
 - i. water in terms of consumption and demand;
 - ii. sewer in terms of volume generated;
 - iii. storm drainage in terms of volume and where directed;
 - iv. solid waste in terms of volume and types created;

- v. utilities;
- vi. schools; and
- vii. roadways.

4) Traffic generation

- a) the volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area;
- b) parking requirements for the use will not vary significantly from other uses in the vicinity; and
- c) access to and from the site must be located appropriately to avoid any traffic hazards.

5) Environmental and Public Safety

- a) types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties;
- b) emissions from the use in terms of noise, dust, odour, light will not adversely effect the environment or adjoining land uses;
- c) storm water runoff from the site will not adversely affect surface or ground water;
- d) fire protection requirements will not be significantly different than that required for surrounding uses;
- e) fuel wood or timber should be salvaged where appropriate; and
- f) preservation of wildlife habitat and wetlands.

6) Consultations

- a) Council will consider any comments received from the public relative to the proposal; and
- b) evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health.

7) Impact mitigation

- a) if the proposed use will create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.

3.7 Issue of Permits

- 1) Upon completion of the review of an application for development, the Development Officer shall:
 - a) for a permitted use:
 - i. issue a Development Permit where the application conforms with this Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw; or
 - ii. issue a refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reason for refusal.
 - b) for a discretionary use:
 - i. prepare a report on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the Council for recommendation and a decision. The Council shall make a decision on a discretionary use 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 the Council, in accordance with the provisions of this Bylaw, and advising the applicant of any right of appeal that the applicant may have; or
 - b. issue a notice of refusal, stating the reasons for the refusal.
 - ii. issue a refusal, where the application is for a use that is not provided for in the District in which the property is located.
- 2) The notice of decision shall be issued to the applicant in the “Form B” as adopted by resolution of Council.

3.8 Terms and Conditions for Discretionary Use Approvals

- 1) Discretionary uses, discretionary forms of development and associated accessory uses are subject to the development standards and applicable provisions of the Zoning District in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:

- a) site drainage of storm water;
- b) the location of buildings with respect to buildings on adjacent property;
- c) access to number and location of parking and loading facilities including adequate vehicular access;
- d) control of noise, glare, dust and odour; and
- e) any other condition as set out in the Zoning District.

3.9 Validity of a Development Permit

- 1) An approval shall be deemed to be invalid if:
 - a) the proposed use has not commenced within the 12 month period; or
 - b) the proposed building is not started within 12 months, or completed within 24 months.
- 2) In case of a discretionary use the following also applies in deeming an approval invalid:
 - a) the proposed use ceases and is replaced by another;
 - b) the proposed use ceases for a 12 month period; or
 - c) the use is not started with 12 months of completion of the building.
- 3) A Development Permit extension may be granted for an additional 12 month period by the Development Officer.
- 4) Where Council has approved a discretionary use for a limited time as provided in this Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as the Council gives a new discretionary use approval and a new Development Permit is issued.
- 5) The Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

3.10 Enforcement of Development Permit

- 1) Where development is not in accordance with the development permit issued for that development, including any conditions or standards specified in that permit, the development is deemed to be in violation of this Bylaw and is subject to the provisions of Section 3.15.

3.11 Amending the Zoning Bylaw

- 1) Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.

3.12 Development Appeals Board

- 1) Council shall appoint a Development Appeals Board in accordance with the provisions of Sections 49(j) and 213 to 227 of the PDA.
- 2) A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a Development Permit, file a written notice of intention to appeal, and submit the appeal fee, with the secretary of the Development Appeals Board.
- 3) The decision, concerning either existing or proposed development, may be appealed by any person affected by:
 - a) the approval of Development Permit where it is alleged the Development Officer misapplied the Zoning Bylaw in the approving the proposal;
 - b) the refusal of the Development Officer to issue a Development Permit because the proposal contravenes the Zoning Bylaw;
 - c) Councils approval of a discretionary use (or form of development) with development standards or conditions (only standards or conditions may be appealed); or
 - d) the refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance.
- 4) An appeal may not be made to a Development Appeals Board where:

- a) a refusal is issued because a proposal contravenes the Zoning Bylaw land use provisions;
- b) a discretionary use application is refused; or
- c) Council refuses to amend a Zoning Bylaw or rezone land.

3.13 Minor Variances to the Zoning Bylaw

- 1) The Development Officer may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that is a permitted use as specified in this Bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of the PDA.
- 2) The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.

3.14 Fees

- 1) Council shall adopt a fee bylaw prescribing a schedule of fees to be charged for an application review, advertising, and issuance of:
 - a) a development permit;
 - b) a discretionary use;
 - c) a minor variance; and
 - d) an amendment to the Official Community Plan and Zoning Bylaw.

3.15 Offences and Penalties

- 1) Pursuant to Section 242 of the PDA, the Development Officer may enforce this Bylaw, including the issuance of a stop work order for development that contravenes this Bylaw, and may issue an order pursuant to Section 242(4) of the PDA to achieve compliance with this Bylaw.
- 2) Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the PDA.

3.16 Non Conforming Buildings and Uses

- 1) The adoption or amendment of this Bylaw does not affect non-conforming buildings and uses.
- 2) The provisions of the PDA, Sections 88 to 93 inclusive, shall apply to all non conforming buildings and uses.
- 3) Non conforming buildings or uses may continue to be used, maintained and repaired in their present form.

4 GENERAL REGULATIONS

4.1 One Principal Building Permitted on a Site

- 1) Not more than one principal building shall be permitted on any one site except for:
 - a) recreation facilities
 - b) schools
 - c) special-care home
 - d) public works
 - e) public facilities in the Recreation and Park and Urban Holding Districts

4.2 Building to be Moved

- 1) No building shall be moved within, or into, the Northern Village, without first obtaining a Development Permit from the Development Officer, except as exempt from requiring a Development Permit as specified in Section 3.3.

4.3 Demolition of Buildings

- 1) No building shall be demolished within the Northern Village without first obtaining a Development Permit. A Development Permit shall be granted where all requirements of the Building Bylaw are met, and where the building is not a designated heritage building which is not to be demolished.

4.4 Accessory Uses and Buildings

- 1) Accessory uses and buildings shall be subordinate to, and located on the same site at the principal building or use, and used in conjunction with that principal use.
- 2) An accessory building must not contain a dwelling unit or be used for the purposes of habitation; except for a caretaker's unit in a Zoning District that permits such use.

- 3) 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.
- 4) Accessory buildings located in a required rear yard shall not occupy more than 30% of the required rear yard.
- 5) Detached accessory buildings shall be located at least 1 m (3.3 ft) from the principal building and meet the requirements of the National Fire Code.
- 6) Sea cans are prohibited for any use in every District, except the Industrial District.
- 7) Time of Construction: Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following instance:
 - a) 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.
- 8) Location and Size of Accessory Buildings:
 - a) the combined floor area of all accessory buildings, including garages shall not exceed 100 m² (1076.4 ft²) excluding the Agriculture & Heritage Districts.
- 9) Height of Accessory Buildings: Accessory buildings are not to exceed the height of the principal building, and in no case shall the accessory building exceed the height limits provided for accessory buildings or structures in the Zoning District in which it is located.

4.5 Development on Hazard Lands

- 1) Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, the land shall be deemed “hazard lands” and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within:

- a) the 1:500 flood event elevation; or
 - b) 50 m (164 ft) of any slope that may be unstable.
- 2) Council may require that before a Development Permit be issued on hazard lands, the applicant submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 4.5(1), and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
- a) the potential for slope instability; and
 - b) the required mitigation measures for construction in slopes.
- 3) Council will require that before a permit be issued on hazard lands, in flood risk areas, as identified in Section 4.5(1)(a) be subject to the following:
- a) all development, redevelopment or major alterations and additions shall be adequately flood proofed to at least 0.5 m (1.6 ft) above estimated peak water level (EPWL). The EPWL for Green Lake is 459 metres above sea level (1505.5 feet);
 - b) the bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 m (1.6 ft) above the EPWL;
 - c) basements are prohibited, except where flood proofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 m (1.6 ft) above the EPWL;
 - d) plumbing outlets may be permitted in basement below the EPWL provided they contain an automatic shut-off valve approved by the Plumbing Inspector;
 - e) electrical outlets may be permitted in basements below the EPWL provided they contain an independent switch for each outlet. The main switch box, heating plants and air conditioning units shall be located above the EPWL level plus freeboard; and
 - f) foundations and walls of any building or structure shall be adequately flood proofed to at least 0.5 m (1.6 ft) above the EPWL. All plans for development such shall be certified by a Professional Engineer or Architect.

4.6 Grading and Leveling of a Site

- 1) The Development Officer may require, as a condition of approval for a development permit, that an applicant submit a lot grading and drainage plan to the Northern Village for approval.

- 2) Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
- 3) All excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- 4) Grading, leveling or placement of fill shall be located entirely within the boundaries of the lot. Any proposed development along the bank of a water body or water course must comply with all requirements of municipal, provincial and federal agencies.
- 5) Except for construction of an authorized public dock, grading, leveling or excavation shall not break or weaken ice push ridges along the bank of the lake.
- 6) Fill must be placed so that natural drainages are not blocked or diverted.
- 7) Fill placed on a site must be compacted sufficiently to ensure that the finished grade level does not sink below the required building elevation and that erosion of fill material into water bodies or water courses does not occur.

4.7 Bed and Breakfast Homes

- 1) Bed and breakfast homes, where allowed in a specific Zoning District shall be subject to the following:
 - a) no more than 2 guest bedrooms or lodging shall be provided in each dwelling unit;
 - b) the guest bedrooms shall be located within the principal building;
 - c) no bed and breakfast home shall occupy more than 25% of the gross building floor area of the principal building;
 - d) 1 off-street parking space shall be provided on the site;
 - e) bed and breakfast homes are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, dust or odour which would be disruptive to the surrounding residential uses;
 - f) bed and breakfast homes shall not result in undue traffic or parking requirements in the residential area; and
 - g) bed and breakfast homes shall be licensed pursuant to *The Public Health Act*.

- 2) The application to operate a bed and breakfast home shall be made to the Development Officer, in the “Form C” as adopted by resolution of Council.
- 3) A bed and breakfast home that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this Bylaw and is subject to the provisions of Section 3.15.

4.8 Home Based Business

- 1) Home based businesses, where allowed in a specific Zoning District shall be subject to the following:
 - a) home based businesses are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour which would be disruptive to any surrounding residential uses;
 - b) home based businesses shall not result in undue traffic or parking requirements in the residential area;
 - c) the operator of the home based business is a resident of the dwelling unit and only one part-time employee, who is not a resident of the dwelling unit, may be employed at any one time;
 - d) 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 permitted signs;
 - e) no home based business shall occupy more than a maximum of 25% of the gross building floor area of the principal building except:
 - i. the area used for retail sales shall not exceed 10% of the building floor area of the building; and
 - f) home based businesses shall be conducted and contained entirely within the dwelling unit or accessory building not in both.
- 2) The application to operate a home based business shall be made to the Development Officer, in the “Form C” as adopted by resolution of Council.
- 3) A home based business that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this Bylaw and is subject to the provisions of Section 3.15.

4.9 Homes

General regulations for community residential, personal care, residential service and special-care homes:

- 1) All homes must be licensed and approved under Provincial statutes;
- 2) Any changes resulting in the increase in the area devoted to any home or alterations or additions to the structure used as any home shall require a new development permit in the case of a discretionary use; and
- 3) All homes must be inspected and approved by a Fire or Building Inspector to ensure compliance with the National Building Code, or equivalencies, and are subject to re-inspection at any reasonable time thereafter.
- 4) Community Residential Homes, where allowed at Council's discretion are also subject to the following:
 - a) required parking spaces shall not be located in a required front yard;
 - b) appropriate measures are provided for the security and safety of clients; and
 - c) no building or structure shall be used for the purpose of keeping boarders or lodgers.
- 5) Personal Care Homes, where allowed are also subject to the following:
 - a) the operator of the personal care home shall be a permanent resident of the dwelling;
 - b) the operator shall ensure that adequate supervision and care is available at the home at all times;
 - c) in approving a personal care home, Council may specify the maximum number of clients that may be cared for in a personal care home but in no case shall the number exceed 10 persons;
 - d) the structures shall be suitable and comfortable for the proposed development, and provide for the appropriate level of supervision;
 - e) the personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood;
 - f) the personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located; and

- g) a maximum of two special-care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.
- 6) Residential Service Homes, where allowed are also subject to the following:
- a) required parking spaces shall not be located in a required front yard;
 - b) appropriate measures shall provide for the security and safety of clients; and
 - c) no building or structure shall be used for the purpose of keeping boarders or lodgers.
- 7) Special-Care Homes, where allowed are also subject to the following:
- a) the special-care home shall maintain the single detached residential character of the property consistent with the neighbourhood;
 - b) a special-care care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located; and
 - c) a maximum of two special-care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.

4.10 Day Care Centers

- 1) The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*;
- 2) The length of time that care shall be provided shall not be more than 24 consecutive hours;
- 3) Outdoor play areas shall be fenced; and
- 4) Offsite parking shall not be allowed.

4.11 Campgrounds and Tourist Camps

- 1) The applicant for a Development Permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or cleaning

of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.

- 2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings.
- 3) A site for each recreation vehicle (RV) and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- 4) Each RV site shall have a minimum area of 150 m² (1614.6 ft²).
- 5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- 6) Each site shall have a direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- 7) Each recreation vehicle shall be located at least 4.5 m (14 ft) from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- 8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 m (24.6 ft) in width. No portion of any site, other use or structure shall be located in any roadway.
- 9) A campground or tourist camp may include, as an accessory use, a laundromat or convenience store designed to meet the needs of occupants of the sites and a single unit dwelling for accommodation of the operator.
- 10) No recreation vehicle shall be stored on any campsite when the campground is not open.
- 11) *The Public Health Act* and regulations passed there under shall be complied with in respect of all operations and development of campgrounds.

4.12 Fencing

- 1) In this section “Height” means the vertical distance of the wall, fence, hedge or shrub measured from the ground level immediately adjacent to the structure or plant to the highest point of the structure or plant.
- 2) In all Districts excluding the Commercial and Industrial Districts:
 - a) the maximum height along any lot line, except a lot line in a required front yard, shall be no greater than 1.83 m (6 ft);
 - b) no wall, fence, hedge or shrub shall be erected in a required front yard to a height of more than 1 m (3.3 ft).
- 3) In any Commercial or Industrial District:
 - a) the maximum height along any lot line, other than for required screening, shall be no greater than 2.5 m (8.2 ft);
 - b) in the case of a corner lot, no wall, fence, hedge or shrub shall be placed as to create a visual obstruction in an established intersection sight triangle; and
 - c) where the development abuts a Residential District, the Development Officer may require a fence to be installed. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- 4) Electrical fences are prohibited in every District.
- 5) No height limitations apply to the following:
 - a) temporary construction fences; and
 - b) fences associated with essential public services and utilities, public parks, playgrounds, and public buildings.
- 6) The application for a Development Permit shall be made to the Development Officer, in the “Form A” which is adopted by resolution of Council.

4.13 Landscaping

- 1) Subject to Section 4.13 (7) existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback or buffer requirements of this Zoning Bylaw.
- 2) Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.
- 3) In cases where retention of natural trees would create unusual hardship or development problems in open space, setback, and buffer areas, planted trees may be required.
- 4) The Development Officer shall determine when such hardship or development problem exists and may designate that certain areas be replanted in lieu of preserving existing trees.
- 5) Planted trees and other vegetation shall conform to the following:
 - a) species must be capable of surviving in the Northern Village;
 - b) minimum tree sizes:
 - i. deciduous - 50 mm (0.164 ft) caliper diameter
 - ii. coniferous - 2 m (6.6 ft) height
 - iii. shrubs - 600 mm (1.969 ft) spread or height
- 6) The permanent vegetation shall be installed on the construction site as soon as utilities are in place and final grades are achieved.
- 7) Upon direction from the Development Officer property owners may be required to treat or remove trees suffering from transmittable diseases or pests or allow the Northern Village to do so, charging the actual cost thereof to the property owner. The Development Officer may not require the removal of trees except for the reason of disease, infestation, or danger of falling.

- 8) Nothing in this section shall prevent the application of good practices for protection of dwellings from wildfire in accordance with Fire Smart or other accepted fire protection systems.
- 9) Within the Recreation and Park and Urban Holding Districts the cutting or removal of live trees may only take place, with the approval of the Development Officer, for the purposes of constructing authorized public works, authorized hiking trails and other structures or for the purpose of public safety.
- 10) In the Commercial and Industrial Districts, the following requirements also apply:
 - a) all areas of the lot not used for a building, parking or loading are to be landscaped;
 - b) existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development, where practical, vegetation will be relocated on site; and
 - c) a landscaping plan is to be submitted along with the application for a Development Permit showing:
 - i. site grading and leveling;
 - ii. location of existing and proposed vegetation, including any proposed to be removed; and
 - iii. location of proposed hard landscaping such as walls, walks, fences, and curbs.

4.14 Marinas

- 1) All marinas are subject to the following development standards:
 - a) the area of the marina shall not exclude public access to the water body;
 - b) there shall be no discharge of water and/or contaminants into water from boat maintenance or hull cleaning within the marina;
 - c) marina structures shall be maintained in a structurally sound and safe condition at all times;
 - d) there shall be no discharge of sewage or solid wastes into the water body; and
 - e) the applicant shall supply to the Council a plan which includes as a minimum:
 - i. a description of operations, facilities and maintenance;
 - ii. an oil or gas spill plan; and
 - iii. a waste disposal and litter management plan.

4.15 Modular and Mobile Homes

- 1) Wherever a single detached dwelling is allowed in any District, it may be in the form of a modular home.
- 2) All manufactured homes are subject to the following development standards:
 - a) every modular home shall:
 - i. be attached to a permanent foundation;
 - ii. include engineered floor trusses, 2" x 6" exterior walls, 8' ceilings and primed and painted drywall;
 - iii. ensure that basement wall and grade beam support shall be attached to the perimeter of the building; and
 - iv. ensure that structural additions to a modular home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home.
 - b) every mobile home shall:
 - i. either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy;
 - ii. include 2" x 8" floor joists on a steel frame, 2" x 6" exterior walls, 7 ½' ceilings;
 - iii. ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding shall be vertically installed between the underside of the mobile home and the ground.
 - iv. have been manufactured within 10 years of being moved onto a lot (as determined by manufacturers stamp); and
 - v. have a minimum interior floor space of 93 m² (1001 ft²).
- 3) Subject to Section 4.15 (2)(b), mobile homes are permitted in:
 - a) The Residential 2 District and Mobile Home District; and
 - b) Industrial and the Urban Holding Districts where caretaker's units are allowed.

4.16 Portable Garage and Shelter

- 1) All portable garages and shelters are subject to Section 4.4 and conform to the following regulations:
 - a) the shape and size of the lot is adequate to accommodate the proposed portable garage and shelter;
 - b) the portable garage and shelter is not located in the front or side yards;
 - c) the approval of the proposal will not negatively impact surrounding uses;
 - d) portable garages and shelters are adequately anchored; and
 - e) the portable garage and shelter is not to be electrically wired or heated.
- 2) Portable garages and shelters are prohibited in the Community Service and Recreation and Park Districts. Table 1 applies to all other Districts.

Table 1 - Portable Garage and Shelter Size

Districts	Maximum Overall	Maximum Size
Residential District Commercial District Urban Holding District	4.5 m (14.8 ft)	27 m ² (290.6 ft ²)
Industrial District	6.4 m (21 ft)	66.9 m ² (720.1 ft ²)

4.17 Public Utilities, Public Works and Facilities of the Municipality

- 1) Public works and municipal facilities, except solid and liquid waste disposal sites, shall be permitted uses in every Zoning District, and unless otherwise specified by this Bylaw, no minimum site or yard requirements shall apply.

4.18 Service Station and Gas Bars

- 1) Service stations and gas bars, where allowed in a specific Zoning District, shall be subject to the following development standards:
 - a) fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 m (19.7 ft) from any street or other property boundary;
 - b) all automotive parts, dismantled vehicles and similar articles shall be store within a building or be screened to the satisfaction of Council;
 - c) 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;
 - d) 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 street and lanes;
 - e) the arrangement of the proposed structure on the site shall be designed to reduce conflict with adjoining uses;
 - f) where service stations occupy a corner site, only one access point shall be located on the flanking street;
 - g) access to parking for fuel dispensing apparatus shall not obstruct access to the lot, or other required off-street parking spaces on the lot;
 - h) any specific development standards imposed related to landscaping, screening, open spaces, parking and standing areas for vehicles shall be designed to reduce conflict with adjoining land uses and to ensure adequate areas for vehicles on the property; and
 - i) the storage of fuel shall meet all provincial regulations.

4.19 Shoreline Development

- 1) In all Districts:
 - a) All applications for shoreline development shall be made to the Development Officer, on the Form “A”, by resolution of Council;
 - b) All applications shall include approvals, where applicable, from federal and provincial agencies including the Ministry of Environment and the Department of Fisheries and Oceans;

- c) Where a boat dock is permitted, a boat lift shall also be permitted;
- d) In any District, where a boat dock is permitted, a boat lift shall also be permitted; and
- e) All requirements of the PDA and *Dedicated Lands Regulations, 2009*, shall apply on dedicated shoreline parcels.

2) In the Recreation and Park District:

a) R1 – Plan 78B12265:

- i. All docks shall require a permit from the Northern Village of Green Lake. If a permit is not obtained, the municipality will proceed with the removal under the authority of the PDA;
- ii. All permits granted are valid for a 6 month period beginning May 1 and ending October 31 of the permitting year;
- iii. All docks must be removed by October 31;
- iv. The storage of docks on R1 from November 1 to April 30 is not permitted;
- v. If docks are not removed in the allotted time, Council may remove and dispose of the dock in any manner that the Council deems appropriate;
- vi. Community docks are encouraged;
- vii. The Northern Village of Green Lake will not accept any liability with respect to docks; and
- viii. The Northern Village of Green Lake will have policies regarding the use of dedicated lands to protect against unauthorized use and to preserve the natural integrity of the land.

- b) Private docks are prohibited; and
- c) Community boat docks are permitted.

3) In the Rural Residential District:

a) Parcel 1 (Ext 21), Parcel 3, Parcel 4 – Plan U4063:

- i. 1 dock is permitted per parcel; and
- ii. Storage of hazardous materials is prohibited within 30 metres (100 feet) of the high water mark and will comply with all applicable legislation and all requirements of this Bylaw.

4) In the Commercial District:

a) Parcel 1 (Ext 22), Parcel 2 (Ext 23), & Parcel 2 (Ext 24) – Plan U4063:

- i. Storage of hazardous materials is prohibited within 30 metres (100 feet) of the high water mark and will comply with all applicable legislation and all requirements of this Bylaw; and
- ii. Marina construction and maintenance will comply with all applicable legislation and all requirements of this Bylaw.

5) In the Urban Holding District:

- a) Private docks are prohibited; and
- b) Community docks and/or marina are permitted.

4.20 Sight Triangles

1) Subject to Section 4.20 (2), the following uses are prohibited in a sight triangle:

- a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b) a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m (3.3 ft) in height above the elevation of the centre lines of abutting streets; and
- c) parking area.

2) The following are allowed in any sight triangle:

- a) government signage and government sign posts;
- b) fire hydrants, benches and traffic control devices; and
- c) utility poles and one utility transmission or control device.

3) Sight Triangles will apply in all Zoning Districts.

4.21 Vehicle Storage

1) In the Residential and Mobile Home Districts:

- a) outdoor storage of partially dismantled or inoperative motor vehicles is prohibited;
- b) only 1 unlicensed motor vehicle may be stored on a site;

- c) no commercial vehicle shall be parked or stored on a site other than the following:
 - i. a maximum of one commercial vehicle, excluding septic haul trucks, not exceeding 4.4 tonne gross vehicle weight; and
 - ii. commercial vehicles required for construction, repair, servicing or maintenance on the site.
- d) a maximum of one recreation vehicle may be stored on a site with an existing, permanent dwelling. The recreation vehicle may be occupied subject to:
 - i. it being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
 - ii. it only being occupied when the principal dwelling is occupied;
 - iii. the period of occupation not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the site for a period of 7 days; and
 - iv. the recreation vehicle has a sink, shower, or water closet, it must have a self contained septic holding tank or be connected to the septic system on the residential site.

4.22 Water Supply and Waste Disposal

- 1) Every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system, where available, at the owner's expense.

4.23 Permitted Yard Encroachments

Subject to Sections 4.23 (3) and 4.23 (4), the following projections in yards shall be permitted:

- 1) In all yards:
 - a) bay windows, bow window, chimneys, gutters, eaves, window sills, canopies, fire escapes, and similar non-structural alterations may project a distance of 0.6 m (2 ft) from the building, but no closer than 0.5 m (1.6 ft) to the lot line;
 - b) light fixtures and lamp posts;
 - c) uncovered driveways;
 - d) trees, shrubs, trellises or flag poles, provided these fixtures do not extend into or over public land; and
 - e) wheel chair ramps.

- 2) In rear yards:
 - a) unenclosed patios, decks, cantilevered balconies, porches and sidewalks not more than 0.4 m (1.3 ft) above grade level, as measured at the outside edge of the structure; and
 - b) steps 1.6 m (5.2 ft) or less above grade level, as measured at the highest point of the steps, which are necessary for access to a permitted building or for access to a site from the street or lane.
- 3) No projections shall be permitted within a front yard required for parking where any portion of the said projection would be at an elevation lower than 2.5 m (8.2 ft) above the finished grade elevation measured at the corresponding front wall of the building.
- 4) No projections shall be any closer than 0.15 m (0.5 ft) to any lot line.

4.24 Signs

1) General Purpose Sign Regulations:

- a) all highway sign corridors within 400 m (1312.3 ft) either side of a provincial highway will be located adjacent to the highway right-of-way and regulated by the requirements of *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986* and amendments thereto;
- b) all signs shall be located within the limits of the site on which they are located and shall not project over the lot lines;
- c) signs shall be located a minimum distance of 1 m (3.3 ft) from any lot line;
- d) signs shall not be located in sight triangles in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety;
- e) signs shall not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features;
- f) flashing signs are prohibited in all Districts;
- g) all signs shall be kept in a safe, tidy and legible condition;
- h) signs advertising businesses no longer in operation shall be removed;
- i) 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;
- j) converted vehicle and trailer signs are prohibited;
- k) prior to issuing a permit for a free standing, projecting or roof sign, the Development Officer may require a professional stamp of a certified professional

engineer qualified to certify that the sign design satisfies all relevant legislation, codes and bylaws; and

- l) Council may direct and order the removal of a sign, which contravenes this Bylaw, or is in an unsafe or dilapidated condition.
- 2) An application for a Development Permit for a sign shall be made in conformance with Section 3.2 of this Bylaw.

3) Signs not Requiring a Sign Permit:

a) the following signs are Section 4.24 (1) and do not need a sign permit;

- i. government signs;
- ii. memorial signs;
- iii. no trespassing, hunting restriction, and similar signs;
- iv. real estate signs advertising the sale, lease, or rental of the property on which it is located and related information with a maximum sign facial area of 1.5 m^2 (16.2 ft^2);
- v. temporary signs of less than 1 m^2 (10.8 ft^2) of surface area;
- vi. temporary or safety signs bearing no advertising information;
- vii. identification signs containing no advertising information;
- viii. election signs during the period of an election campaign;
- ix. temporary signs located inside a building window, exclusive of any electrified sign greater than 0.5 m^2 (5.4 ft^2) in the area;
- x. signs visible only from the interior of a building;
- xi. construction signs, located on the site of the construction to which they refer;
- xii. signs required to be posted and maintain by any Municipal Bylaw or Federal or Provincial statute or regulations;
- xiii. directional signs having a maximum sign facial area of 1 m^2 (10.8 ft^2); and
- xiv. banner, murals or works of art which contain no advertising.

4) Signs in the Residential, Mobile Home and Community Service Districts:

- a) one wall sign is permitted for a dwelling having a maximum sign facial area as follows:
 - i. fourplex or townhouse dwellings - 1 m^2 (10.8 ft^2); and
 - ii. all other dwellings - 0.5 m^2 (5.4 ft^2).

- b) one additional sign for fourplex and townhouse dwellings may be erected as follows:
 - i. a free-standing sign having a maximum sign facial area of 2.5 m² (26.9 ft²) in area; or
 - ii. an awning sign providing a minimum clearance of 2.5 m (8.2 ft) between the bottom of the canopy and sidewalk or ground.
- c) free-standing signs shall be located at least 3 m (9.8 ft) from any lot line; and
- d) non-residential uses in the Residential District shall be subject to sign regulations for fourplex's and townhouses dwellings.

5) Signs for the Commercial and Industrial Districts:

- a) advertising signs in Commercial and Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- b) illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign;
- c) all signs shall provide a minimum clearance of 2.5 m (8.2 ft) between the bottom of the sign and the street or sidewalk;
- d) specific sign regulations for portable signs are:
 - i. except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, lane, or sidewalk;
 - ii. a portable sign shall not be located or erected for a period greater than 14 days;
 - iii. the maximum height shall be 2 m (6.6 ft); and
 - iv. the maximum sign facial area shall not exceed 1.2 m² (12.9 ft²) for A-Board signs and 3 m² (32.3 ft²) for all other portable signs.
- e) specific sign regulations for free-standing signs are:
 - i. one free-standing sign may be permitted per site, a second free-standing sign may be permitted at the Councils discretion on commercial properties if a minimum 30 m (98.4 ft) separation from any other freestanding sign on the same site is provided;
 - ii. the maximum height shall not exceed 9.15 m (30 ft);
 - iii. the maximum sign facial area shall not exceed 14 m² (150.7 ft²); and

- iv. a minimum of 30 m (98.4 ft) separation from any other sign along the same street unless otherwise approved by Council.
- f) specific sign regulations for wall signs are:
 - i. the sign may not exceed 20% of the area of the face of the building to which the sign is attached or 14 m² (150.7 ft²) whichever is less, unless otherwise approved by Council; and
 - ii. the sign does not project more than 1 m (3.3 ft) above the roof or marquee.

6) Billboard Signs:

- a) billboard signs are prohibited in the Community Service District, Residential District, Mobile Home District, and Recreation and Park District;
- b) the billboard sign facial area and height regulations shall be as follows:
 - i. maximum single sign facial area - 20 m² (215.3 ft²);
 - ii. maximum total sign facial area - 40 m² (430.6 ft²);
 - iii. maximum number of faces - 2;
 - iv. double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction; and
 - v. maximum height above grade - 6 m (19.7 ft).
- c) no billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary;
- d) billboards shall not be located in a required front yard;
- e) the billboard will not obscure local business signs;
- f) the billboard will be separated by at least 30 m (98.4 ft) from other billboards;
- g) the billboard will not seriously detract from the appearance of an entry or key corridors to and through the Northern Village;
- h) the billboard will be separated by at least 100 m (328.1 ft) from any residential Districts;
- i) 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.

4.25 Off-Street Parking Regulations

1) General Regulations:

- a) when any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on-site or by an alternate arrangement with Council;
- b) 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; and
- c) any conforming or legal non-conforming building or use which is in existence on the effective date of this Bylaw, that is damaged 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.

2) Off-Street Parking:

- a) off-street parking shall be provided in accordance with “Table 2 Parking Schedule” and associated regulations. Except where specifically noted, all floor areas represent gross floor areas;
- b) required off-street parking spaces in the Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 m (492.1 ft) of the principal building or use, provided such are located within a Commercial or Industrial District;
- c) in Residential and Mobile Home Districts, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located;
- d) no part of any minimum required side yard shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes;
- e) each parking space shall be a minimum of 2.5 m (8.2 ft) wide. Parallel parking spaces must be a minimum of 6.5 m (21.3 ft) long; all other parking spaces must be a minimum of 6 m (19.7 ft) long;
- f) where a building or site contains more than one use, the parking requirements shall be calculated separately for each use and added together to determine the total requirements for the site;
- g) where the calculation of the number of spaces results in a fractional space, the total shall be rounded up to the next whole space; and
- h) where the necessary off-street parking space is provided on a site that is separate from the principal use, an agreement between the Northern Village and the owner

of the site on which the parking is to be located shall be recorded in the Northern Village office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purpose of off-street parking so long as the main use or building for which the parking is provided exists.

Table 2 - Parking Schedule

Use	Minimum Number of Parking Spaces Required
Residential single detached dwelling, modular home, mobile home semi-detached dwelling, duplex, fourplex, townhouse	1 space 1 per dwelling unit
Institutional elementary school high school community centre, places of worship and other places of assembly library, cultural institution	1 per classroom 4 per classroom 1 per 10 fixed seats or 1 per 25 m ² (269.1 ft ²) of space for movable seating, whichever is greater 1 per 20 fixed seats or 1 per 50 m ² (538.2 ft ²) of space for movable seating, whichever is greater
Commercial retail stores offices café, restaurant, lounge, beverage room hotel or motel bingo hall lumber yard, home improvement centre	1 per 40 m ² (430.6 ft ²) 1 per 50 m ² (538.2 ft ²) 1 per 4 patron seats, or 1 per 10 m ² (107.6 ft ²) patron space if seating is not fixed 1 per guest room 1 per 4 patron seats 1 per 50 m ² (538.2 ft ²)
Industrial manufacturing and processing plants warehouses	1 per 60 m ² (645.8 ft ²) 1 per 100 m ² (1076.4 ft ²)
Recreational ice rink, curling rink, arena gymnasium fitness center	2 per sheet of ice, or playing field plus 1 per 10 fixed seats 2 per court plus 1 per 10 fixed seats 1 per 30 m ² (322.9 ft ²)
All others	1 per 30 m ² (322.9 ft ²)

5 ZONING DISTRICTS AND ZONING MAP

5.1 Classification of Zoning Districts

For the purpose of this Bylaw, the Northern Village of Green Lake is divided into the following Zoning Districts, the boundaries of which are shown on “Map 1: Northern Village of Green Lake Zoning Districts” and “Map 1A: Northern Village of Green Lake Zoning Districts.” Such Districts may be referred to by the appropriate symbol, as shown in Table 4.

Table 3 - Zoning Districts

District	Symbol
Recreation and Park	RP
Residential 1	R1
Residential 2	R2
Rural Residential	RR
Mobile Home	MH
Community Service	CS
Commercial	C1
Highway Commercial	C2
Industrial	M
Agriculture	AG
Heritage	H
Recreational Vehicle and Park	RV
Urban Holding	UH

5.2 The Zoning District Map

The maps, bearing the title “Map 1: Northern Village of Green Lake Zoning Districts” and “Map 1A Northern Village of Green Lake Zoning Districts,” adopted by the Council and signed by the Mayor and Administrator under the seal of the Northern Village, shall be declared to be an integral part of this Zoning Bylaw as if embodied therein.

5.3 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 maps entitled, “Map 1: Northern Village of Green Lake Zoning Districts” and “Map 1A Northern Village of Green Lake Zoning Districts.”
- 2) Unless otherwise shown, the boundaries of the Zoning Districts are lot lines, centre lines of streets, lanes, road allowances, or such line extended and the boundaries of the municipality.
- 3) Where a boundary of a District crosses a parcel, the boundaries of the Districts shall be determined by the use of the scale shown on the map.
- 4) Where the boundary of a District is also a parcel boundary and the parcel boundary moves by the process of subdivision, the District boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

5.4 Zoning District Schedules

The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules in Section 6.

6 ZONING DISTRICT SCHEDULES

6.1 RP - Recreation and Park District

1) Purpose

The purpose of this District is to preserve and protect natural areas and open space for public recreational use.

2) Permitted Uses

- a) boat docks
- b) boat launches
- c) garden plots
- d) golf courses
- e) heritage buildings
- f) hiking trails, cross country ski trails
- g) historically, ecologically or culturally unique areas
- h) outdoor rinks
- i) museums
- j) parks, playgrounds, and picnic areas
- k) schools and educational institutions
- l) sports fields
- m) tennis and shuffleboard courts
- n) tourist information centres

3) Discretionary Uses

- a) tourist campgrounds
- b) float plane bases
- c) ice houses, boat houses
- d) marinas
- e) motorized vehicle trails

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

- b) Council shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage.
- c) Motorized vehicle trails:
 - i. the trail shall not create conflict with any active trappers.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District. They shall not be located on hazardous lands.

6) Regulations

- a) Lot requirements;

Table 4 – Recreation and Park District Minimum Lot Requirements

Parcel	Frontage	Depth	Maximum Building Height
Permitted Uses			
Outdoor Rinks Schools	30 m (98.4 ft)	30 m (98.4 ft)	12 m (39.4 ft)
Educational Institutions Heritage Building Museums Tourist Information Centre	15 m (49.2 ft)	30 m (98.4 ft)	7.5 m (24.6 ft)
All Other Permitted Uses	No Requirements		7.5 m (24.6 ft)
Discretionary Uses			
All Discretionary Uses	No Requirements		7.5 m (24.6 ft)
Accessory Buildings	-	-	7.5 m (24.6 ft)

b) Required yards;

Table 5 – Recreation and Park District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Educational Institutions Heritage Building Museums Outdoor Rinks Schools Tourist Information Centre	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
All Other Permitted Uses	No Requirements		
Discretionary Uses			
All Discretionary Uses	No Requirements		
Accessory Buildings	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)

6.2 R₁ - Residential 1 District

1) Purpose

The purpose of this District is to encourage and maintain safe and quiet residential neighbourhoods and keep them free from incompatible land uses.

2) Permitted Uses

- a) single detached dwelling
- b) duplex dwelling
- c) day care centres
- d) parks, playgrounds, and picnic areas
- e) personal care home
- a) special care home
- b) fourplex dwelling
- c) multi unit dwelling
- d) townhouse dwelling

3) Discretionary Uses

- a) bed and breakfast homes
- b) convenience stores
- c) places of worship, religious institutions
- d) home based business

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.

6) Regulations

- a) Places of worship; religious institutions, and day care centres:
 - i. Shall be located on a corner lot to facilitate access.

b) Lot requirements;

Table 6 – Residential 1 District Minimum Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Parks, Playgrounds, Picnic Areas	No Requirements			7.5 m (24.6 ft)
Single Detached Dwelling	18 m (59.1 ft)	11 m (36.1 ft) ¹	600 m ²	7.5 m (24.6 ft)
Duplex Dwelling	21 m (68.9 ft)	15 m (49.2 ft) ²	650 m ²	7.5 m (24.6 ft)
All Other Permitted Uses	18 m (59.1 ft)	11 m (36.1 ft) ¹	600 m ²	7.5 m (24.6 ft)
Discretionary Uses				
Fourplex Dwelling	21 m (88.6 ft)	15 m (49.2 ft) ²	650 m ²	12 m (39.4 ft)
Multiple Unit Dwelling	21 m (68.9 ft)	15 m (49.2 ft) ²	650 m ²	12 m (39.4 ft)
Convenience Stores	15 m (49.2 ft)	15 m (49.2 ft)	600 m ²	7.5 m (24.6 ft)
All other Discretionary Uses	15 m (49.2 ft)	15 m (49.2 ft)	600 m ²	7.5 m (24.6 ft)
Accessory Buildings	No requirements		-	7.5 m (24.6 ft)

Notes

¹ mean width must be a minimum of 18 m (59.1 ft)

² mean width must be a minimum of 21 m (68.9 ft)

c) Required yards;

Table 7 - Residential 1 District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Park, Playgrounds, Picnic Areas	No Requirements		
All Other Permitted Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Discretionary Uses</i>			
Convenience Stores	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Discretionary Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft) ¹

Notes

¹ Accessory buildings on residential Lakefront lots must have a rear yard (lake side) setback of 4.5 m (14.8 ft). Lakefront residential lots shall include any residential lots that abut the bank of the lake, or abut dedicated lands that abut the bank of the lake within 30 m (98.4 ft).

d) Floor Area:

- i. Per dwelling unit – minimum 71.35 m² (768 ft²)
- ii. Detached accessory building – maximum 111.5 m² (1,200 ft²)

6.3 R2 - Residential 2 District

1) Purpose

The purpose of this District is to encourage and maintain safe and quiet residential neighbourhoods and keep them free from incompatible land uses.

2) Permitted Uses

- a) The permitted uses of the R1 -Residential 1 District are provided in this district
- b) mobile homes

3) Discretionary Uses

- a) The discretionary uses of the R1 - Residential 1 District are provided in this district

4) Discretionary Use Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.

6) Regulations

- a) Places of worship; religious institutions, and day care centres:
 - i. Shall be located on a corner lot to facilitate access.
- b) Lot requirements;
 - i. The minimum lot requirements for this district are provided in Table 6.
 - ii. Mobile Homes will follow the minimum lot requirements of Single Detached Dwellings.

c) Required yards;

- i. The minimum yard requirements for this district are provided in Table 7.

d) Floor Area:

- i. Per dwelling unit – minimum 71.35 m^2 (768 ft^2)
- ii. Detached accessory building – maximum 111.5 m^2 (1,200 ft^2)

6.4 RR - Rural Residential District

1) Purpose

The purpose of this District is to provide areas for residential use for those who desire rural living environments and to provide standards for rural land use and development consistent with desired rural character.

2) Permitted Uses

- a) single detached dwellings
- b) mobile homes
- c) trails, parks, and playgrounds
- d) market gardens

3) Discretionary Uses

- a) community residential home
- b) residential service home
- c) home based business

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.
- b) Market gardens, green houses, animal or poultry raising, and other uses customarily carried out in the field of agriculture including the sale on the premise of any produce grown or raised on the premise.

6) Regulations

- a) Signs and billboards are prohibited except for signs showing the name of owners or products for sale (on premise), signs indicating permitted or discretionary use, signs bearing notice of sale or lease or other information relating to a temporary condition affecting the premise. No sign shall have a facial area exceeding 1 m².

- b) Existing vegetation shall be maintained as much as possible when development is undertaken.
- c) Lot requirements;

Table 8 – Rural Residential District Minimum Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Trails, Parks, Playgrounds	No Requirements			7.5 m (24.6 ft)
All Other Permitted Uses	50 m (164.5 ft)	35 m (114.8 ft) ¹	8000 m ²	7.5 m (24.6 ft)
Discretionary Uses				
All Discretionary Uses	50 m (164.5 ft)	35 m (114.8 ft) ¹	8000 m ²	7.5 m (24.6 ft)
Accessory Buildings	No requirements		-	7.5 m (24.6 ft)

Notes

¹ mean width must be a minimum of 50 m (165.4 ft)

- d) Required Yards;

Table 9 – Rural Residential District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Park, Playgrounds, Picnic Areas	No Requirements		
All Other Permitted Uses	15 m (49.2 ft)	6 m (19.7 ft)	6 m (49.2 ft)
<i>Discretionary Uses</i>			
Convenience Stores	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Discretionary Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft) ¹

6.5 MH - Mobile Home District

1) Purpose

The purpose of this District is to provide areas of higher density development for mobile home use while maintaining safe, quiet residential neighbourhoods that are free from incompatible land uses.

2) Permitted Uses

- a) mobile homes
- b) parks, playgrounds and picnic areas
- c) mobile home courts

3) Discretionary Uses

- a) home based business

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.

6) Regulations

a) Lot requirements;

Table 10 – Mobile Home District Minimum Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Parks, Playgrounds, Picnic Areas	No Requirements			7.5 m (24.6 ft)
Mobile Homes	15 m (39.3 ft)	11 m (36.1 ft) ¹	450 m ²	7.5 m (24.6 ft)
Discretionary Uses				
Home Based Business	15 m (39.3 ft)	11 m (36.1 ft) ¹	450 m ²	7.5 m (24.6 ft)
Accessory Buildings	No Requirements		-	7.5 m (24.6 ft)

Notes

¹ mean width must be a minimum of 15 m (39.3 ft)

b) Required yards;

Table 11 – Mobile Home District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Parks, Playgrounds, Picnic Areas	No Requirements		
Mobile Homes	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Mobile Home Courts	7.5 m (24.6 ft)	7.5 ft (24.6 ft)	7.5 m (24.6 ft)
Discretionary Use	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.6 CS - Community Service District

1) Purpose

The purpose of this District is to provide for community service uses serving the general public.

2) Permitted Uses

- a) caretakers unit
- b) cemeteries
- c) clubs
- d) community centres
- e) cultural institutions and auditoriums
- f) curling and skating rinks
- g) day care centres
- h) gift shops
- i) hospitals, medical clinics
- j) indoor recreation facilities
- k) law enforcement facilities
- l) municipal, provincial and federal offices, buildings and structures
- m) parks, playgrounds, and picnic areas
- n) personal care home
- o) places of worship, religious institutions
- p) public swimming pools
- q) radio and television buildings or transmitters
- r) schools, educational institutions
- s) snack bars
- t) special-care home
- u) sports fields
- v) tourist information centre

3) Discretionary Uses

- a) residential service home

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.

6) Regulations

- a) Lot requirements;

Table 12 – Community Service District Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Curling, Skating Rinks Indoor Recreation Facilities Hospitals Public Swimming Pools Schools	30 m (98.4 ft)	20m (65.6 ft) ¹	900 m ²	12 m (39.4 ft)
Parks, Playgrounds, Picnic Areas Sport Fields	No Requirements			7.5 m (24.6 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft) ²	450 m ²	7.5 m (24.6 ft)
Discretionary Uses				
All Discretionary Uses	15 m (49.2 ft)	11 m (36.1 ft) ²	450 m ²	7.5 m (24.6 ft)
Accessory Buildings	No requirements		-	7.5 m (24.6 ft)

Notes

¹ mean width must be a minimum of 30 m (38.4 ft)

² mean width must be a minimum of 15 m (36.1 ft)

b) Required yards;

Table 13 – Community Service District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Parks, Playgrounds, Picnic Areas Sport Fields	No Requirements		
Personal Care Home Special-Care Home	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
All Other Permitted Uses	4.5 m (14.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Discretionary Uses</i>			
All Discretionary Uses	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.7 C1 - Commercial District

1) Purpose

The purpose of this District is to regulate and encourage commercial and business enterprises in concentrated areas that are easily accessible.

2) Permitted Uses

- a) artisans, and craft shops offices and workshops
- b) bakeries with retail sales
- c) banks, financial services, and business offices
- d) billboard signs
- e) building supply, home improvement stores
- f) bus terminals
- g) cafés, restaurants
- h) clubs
- i) commercial entertainment establishments
- j) community centres
- k) construction trades
- l) convenience stores
- m) cultural institutions
- n) day care centres
- o) drug stores
- p) dwellings located above the ground floor of a commercial business
- q) educational institutions
- r) establishments for the sale of motor vehicles, recreational vehicles or trailers
- s) gas bars with or without convenience stores
- t) government and professional service offices
- u) hotels, motels
- v) libraries, cultural institutions, and museums
- w) licensed beverage rooms
- x) lumber yards
- y) marinas and boat rentals
- z) medical, dental, and other health services offices and clinics
- aa) parking lots
- bb) places of worship, religious institutions
- cc) personal service establishments
- dd) printing and publishing offices, including related printing presses and equipment

- ee) radio and television building or transmitters
- ff) retail stores
- gg) service or repair shops
- hh) service stations
- ii) taxi stands
- jj) theatres or assembly halls
- kk) tourist information centres
- ll) travel agents
- mm) undertaking establishments
- nn) veterinary hospitals and clinics

3) Discretionary Uses

- a) car washes
- b) mini-malls which may include retail stores, restaurants, cafés, personal service establishments, offices and small veterinary clinics

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.
- b) One caretaker's unit shall be permitted per principal use.

6) Regulations

- a) Dwelling located above the ground floor of a commercial business shall have an entrance separate from that of the store or commercial business;
- b) Lot requirements;

Table 14 – Commercial District Minimum Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Gas Bars with or without Convenience Stores Hotels, Motels Service Stations Undertaking Establishments	20 m (65.6 ft)	15 m (39.3 ft)	700 m ²	12 m (39.4 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft)	450 m ²	12 m (39.4 ft)
Discretionary Uses				
Mini-Malls	30 m (98.4 ft)	20 m (65.6 ft)	700 m ²	12 m (39.4 ft)
All other Discretionary Uses	15 m (49.2 ft)	11 m (36.1 ft)	450 m ²	7.5 m (24.6 ft)
Accessory Buildings	-		-	7.5 m (24.6 ft)

c) Required yards;

Table 15 – Commercial District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Gas Bars with or without Convenience Stores Hotels, Motels Service Stations Undertaking Establishments	7.5 m (24.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Permitted Uses	4.5 m (14.8 ft)	3 m (9.8 ft)	3 m (9.8 ft)
<i>Discretionary Uses</i>			
Mini-Malls	4.5 m (14.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Discretionary Uses	4.5 m (14.8 ft)	3 m (9.8 ft)	3 m (9.8 ft)
<i>Accessory Buildings</i>	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.8 C2 - Highway Commercial

1) Purpose

The purpose of this District is to promote and regulate the development of auto oriented commercial and business enterprises that require more space and road access.

2) Permitted Uses

- a) auto body shops, excluding works related to auto wrecking and salvage
- b) billboard signs
- c) bus terminals
- d) cafes, restaurants
- e) car and truck washes
- f) commercial entertainment establishments
- g) community centres
- h) construction trades
- i) dwellings located above the ground floor of a commercial business
- j) equipment and tool rental establishments
- k) gas bars with or without convenience stores
- l) government and professional service offices
- m) greenhouses, tree and plant nurseries
- n) hotels, motels
- o) licensed beverage rooms
- p) lumber yards, building supply and home improvement stores
- q) manufacturing and processing shops and associated storage facilities
- r) motor vehicles, recreational vehicles or trailers, sale, storage and servicing
- s) parking lots
- t) service stations
- u) taxi stands
- v) tourist information centres
- w) undertaking establishments
- x) veterinary hospitals and clinics

3) Discretionary Uses

- a) bulk oil dealers and chemical supply dealers
- b) mini malls - which may include retail stores, restaurants, cafes, personal service establishments, offices and small animal veterinary clinics

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.
- b) Council will consider appropriate separation to any abutting Districts.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.
- b) One caretaker's unit shall be permitted per principal use.

6) Regulations

- a) Dwelling located above the ground floor of a commercial business shall have an entrance separate from that of the store or commercial business;
- b) All operation with respect to processing and manufacturing shall be conducted within an enclosed building;
- c) No exterior storage of waste products is permitted except within a waste disposal bin for collection;
- d) Lot requirements;

Table 16 – Highway Commercial District Lot Requirements

Parcel	Frontage	Depth	Maximum Building Height
<i>Permitted Uses</i>			
Gas Bars with or without Convenience Stores Hotels, Motels Service Stations Undertaking Establishments	30 m (98.4 ft)	30 m (98.4 ft)	12 m (39.4 ft)
All Other Permitted Uses	15 m (49.2 ft)	30 m (98.4 ft)	12 m (39.4 ft)
<i>Discretionary Uses</i>			
All Other Discretionary Uses	30 m (98.4 ft)	30 m (98.4 ft)	12 m (39.4 ft)
<i>Accessory Buildings</i>	-	-	12 m (39.4 ft)

e) Required yards;

Table 17 – Highway Commercial District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Gas Bars with or without Convenience Stores Hotels, Motels Service Stations Undertaking Establishments	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Permitted Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Discretionary Uses</i>			
All Other Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.9 M - Industrial District

1) Purpose

The purpose of this District is to provide area for industrial use that will not injuriously affect neighbouring properties with noise, dust, or odour.

2) Permitted Uses

- a) abattoir
- b) auto body shops
- c) billboard signs
- d) concrete manufacturing plants
- e) construction trades
- f) custom meat cutting and packaging
- g) equipment and tool rental establishments
- h) establishments for sale, rental, storage and servicing of motor vehicles, trailers, machinery (including forest and mine) equipment or recreation vehicle
- i) forest products manufacturing including sawmills
- j) gas bars
- k) gravel yards
- l) greenhouses, tree and plant nurseries
- m) lumber yards, building supply and home improvement stores
- n) machine shops or welding shops
- o) manufacturing and processing plants and associated storage facilities
- p) mineral exploration and mining services
- q) parking lots
- r) printers and publishing offices
- s) radio and television building or transmitters
- t) resource management facilities such as fire caches
- u) service stations
- v) shops of plumbers, pipe fitters, metal workers and other industrial trades
- w) tanneries and hide storage establishments
- x) truck, bus and other transport terminals and yards
- y) veterinary hospitals and clinics
- z) warehouses, supply depots

3) Discretionary Uses

- a) auto wrecking yards
- b) bulk oil dealers and chemical supply dealers
- c) car and truck washes
- d) community residential home
- e) residential service home
- f) salvage yards
- g) storage of petroleum products and propane gas

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.
- b) Council will consider appropriate separation to any abutting Districts.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.
- b) One caretaker's unit shall be permitted per principal use.

6) Regulations

- a) All operation with respect to processing and manufacturing shall be conducted within an enclosed building;
- b) No exterior storage of waste products is permitted except within a waste disposal bin for collection;
- c) Caretaker's unit;
 - i. Units should be located in an area that will not detract from the appearance of the site or create conflict with adjoining uses or zoning districts.
- d) Lot requirements;

Table 18 – Industrial District Minimum Lot Requirements

Use	Minimum Frontage		Minimum Area	Maximum Building Height
	Rectangular	Non-Rectangular		
Permitted Uses				
Concrete Manufacturing Plants Gas Bars Resource Management Facilities such as Fire Caches Service Stations Truck and Other Transport Terminals and Yards	30 m (98.4 ft)	20 m (65.6 ft)	930 m ²	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
All Other Permitted Uses	15 m (49.2 ft)	15 m (49.2 ft)	450 m ²	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
Discretionary Uses				
Community Residential Home Residential Service Home	15 m (49.2 ft)		450 m ²	7.5 m (24.6 ft)
All Other Discretionary Uses	15 m (49.2 ft)		930 m ²	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
Accessory Buildings	-		-	12 m (39.4 ft)

e) Required yards;

Table 19 - Industrial District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Concrete Manufacturing Plants Gas Bars Resource Management Facilities such as Fire Caches Service Stations Truck and Other Transport Terminals and Yards	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Permitted Uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
<i>Discretionary Uses</i>			
Community Residential Home Residential Service Home	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
All Other Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	6 m (19.7 ft)

6.10 AG - Agriculture District

1) Purpose

The purpose of this District is to provide for the primary use of land in the form of agriculture development, associated residences, and other uses compatible with agriculture development.

2) Permitted Uses

a) Agriculture

- i. agricultural operations
- ii. farmsteads
- iii. market gardens, greenhouses, tree nurseries

b) Recreational

- i. hiking and snowmobile trails
- ii. parks, golf courses, sports fields

c) Other

- i. forestry and forest management
- ii. wildlife and ecological conservation areas
- iii. telecommunications towers and facilities
- iv. historical and archaeological sites
- v. agriculture servicing and contracting establishments
- vi. public facilities and utilities

3) Discretionary Uses

- a) airports/airstrips
- b) bed and breakfast homes
- c) home based business
- d) gravel pits
- e) ILO's

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.
- b) Council will consider appropriate separation to any abutting Districts.

5) Accessory Buildings and Uses

- a) Accessory buildings and 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, are permitted in this District.
- b) Accessory buildings up to a maximum of 40 m² (430 ft²) do not require a development permit.
- c) A maximum of one single family dwelling is permitted on any farm land holding and only accessory to a principal agricultural use, except where additional dwellings are required to accommodate full time workers engaged in a principal agriculture use.
- d) The development officer may issue a development permit for more than 1 dwelling on a parcel if it is an accessory agricultural residential dwelling to be occupied by a person or persons who are engaged on a full-time basis for at least 6 months of each year in an agricultural operation or an approved discretionary use where applicable within the Agriculture District and the additional dwelling is located on a parcel containing a permitted agricultural operation.
- e) All accessory dwellings shall be located within one farm yard on the farm not in different locations on the farm and shall only be located on sites where the accessory dwelling can be serviced by existing services.

6) Regulations

a) Lot requirements:

Table 20 – Agriculture District Minimum Lot Requirements

Use	Minimum Frontage	Minimum Area	Maximum Building Height
<i>Permitted Uses</i>			
Agriculture Residential	60 m (196.9 ft)	20 acres	12 m (39.4 ft)
Recreational	None	None	12 m (39.4 ft)
Public Facilities and Utilities Telecommunication towers and facilities	None	None	None
Agriculture Servicing and Contracting Establishments	30 m (98.4 ft)	2 acres	12 m (39.4 ft)
All Other Permitted Uses	None	None	12 m (39.4 ft)
<i>Discretionary Uses</i>			
Bed and Breakfast Homes Home Based Business	60 m (196.9 ft)	20 acres	12 m (39.4 ft)
ILO's	60 m (196.9 ft)	2 acres	12 m (39.4 ft)
Gravel Quarry	None	2 acres	12 m (39.4 ft)
Airport/Airstrips	None	None	None
<i>Accessory Buildings</i>	None	None	12 m (39.4 ft)

b) Minimum yard requirements

Table 21 – Agriculture District Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<i>Permitted Uses</i>			
Agriculture Residential	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2ft)
Recreational	15 m (49.2 ft)	10 m (32.8 ft)	10 m (32.8 ft)
Public Facilities and Utilities Telecommunication Towers and Facilities	None	None	None
Agriculture Servicing and Contracting Establishments	15 m (49.2 ft)	10 m (32.8 ft)	10 m (32.8 ft)
All Other Permitted Uses	None	None	None
<i>Discretionary Uses</i>			
Bed and Breakfast Homes Home Based Business	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2 ft)
ILO's	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)
Gravel Quarry	15 m (49.2 ft)	10 m 32.8 ft)	10 m (32.8 ft)
Airport/Airstrip	15 m (49.2 ft)	10 m (32.8 ft)	10 m (32.8 ft)
<i>Accessory Buildings</i>	15 m (49.2 ft)	10 m (32.8 ft)	10 m (32.8 ft)

6.11 H - Heritage District

1) Purpose

The purpose of this District is to utilize land for traditional Métis practices and create opportunities to promote and preserve the Métis Culture.

2) Permitted Uses

- a) agricultural operations
- b) remote campsites
- c) trails and trail systems

3) Accessory Buildings and Uses

- a) Accessory buildings and uses, excluding permanent structures, that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted, are permitted in this District. They shall not be located on hazardous lands.

4) Regulations

- a) There are no lot or yard requirements for any of the permitted uses.

Table 22 – Heritage District Maximum Height Requirements

Use	Maximum Building Height
All Permitted Uses	15 m (49.2 ft)
<i>Accessory Buildings</i>	12 m (39.4 ft)

6.12 RV – Recreational Vehicle and Park District

- 1) Purpose:
- 2) The purpose of this District is to facilitate the development of a recreational vehicle and campground area to increase the amount of economic activity in the community.
- 3) Permitted Uses:
 - a) campgrounds
 - b) marinas
 - c) multipurpose buildings (park administration, concession, general store)
 - d) remote campsites
 - e) tourist cabins
 - f) trails and trail systems
- 4) Accessory Buildings and Uses
 - a) Accessory buildings and uses, excluding permanent structures, 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, are permitted in this District. They shall not be located on hazardous lands.
- 5) Regulations
 - a) There are no lot or yard requirements for any of the permitted uses

Table 23 – Recreational Vehicle and Park District Maximum Height Requirements

Use	Maximum Building Height
All Permitted Uses	15 m (49.2 ft)
<i>Accessory Buildings</i>	12 m (39.4 ft)

6.13 UH – Urban Holding District

1) Purpose

The purpose of this District is to reserve unsubdivided and undeveloped lands within the municipality for future urban development.

2) Permitted Uses

- a) gravel pits
- b) hiking or off road vehicle trails
- c) parks, playgrounds and picnic areas
- d) sewage lagoons and sanitary landfills operated by a public authority
- e) sport fields

3) Discretionary Uses

- a) billboard signs
- b) boat docks, boat launches
- c) campgrounds
- d) greenhouses and tree and plant nurseries
- e) market gardens
- f) radio and television buildings or transmitters
- g) resource management facilities such as fire caches, temporary accommodation for fire crews, or on site helicopter facilities

4) Discretionary Use Standards and Evaluation Criteria

- a) Applications are subject to Section 3.6 and Section 4.
- b) Billboard Signs:
 - i. Council may limit the validity of the approval to a maximum of five years where the site is in the path of future development.
- c) Motorized vehicle trails:
 - i. trails shall respect active trapping lines.

5) Accessory Buildings and Uses

- a) Accessory buildings and uses, excluding permanent structures, 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, are permitted in this District. They shall not be located on hazardous lands.
- b) One caretaker's unit shall be permitted per principal use.

6) Regulations

- a) Gravel pits:
 - i. The applicant shall provide a site restoration agreement to the Northern Village in activities where there is ground disturbance on municipally owned land.
- b) Caretaker's unit:
 - i. All units shall be temporary and be discontinued upon the expiration of the principal use; and
 - ii. Units should be located in an area that will not detract from the appearance of the site or create conflict with adjoining uses or zoning districts.
- c) There are no lot or yard requirements for any of the permitted or discretionary uses.

Table 24 – Urban Holding Maximum Height Requirements

Use	Maximum Building Height
<i>Discretionary Uses</i>	
All Discretionary Uses	15 m (49.2 ft) or Determined by Demonstrated Height Requirements
<i>Accessory Buildings</i>	12 m (39.4 ft)