

**THE RESORT VILLAGE OF
CANDLE LAKEZONING BYLAW
NO. 03/2016**

CONSOLIDATED VERSION - March 2022

Provided for reference purposes only.

If there a discrepancy arises between this version and the official version and amendments, the official version and amendments will prevail.

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1 INTRODUCTION

1.1 Title

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

1.2 Purpose

The purpose of this Bylaw is to regulate land use and development in the Resort Village of Candle Lake to provide for the amenity of the area and for the health, safety, and general welfare of the inhabitants of the municipality and to implement the policies of the *North Central Lake/ends Planning District Official Community Plan*.

1.3 Scope

No development shall hereafter be permitted within the limits of the Resort Village of Candle Lake except in conformity with provisions of this Bylaw, the *North Central Lake/ends Planning District Official Community Plan*, and *The Planning and Development Act, 2007*.

1.4 Severability

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

2 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:

<u>Accessory Building</u>	see Building, Accessory.
<u>Accessory Use</u>	see Use, Accessory.
<u>Act</u>	<i>The Planning and Development Act, 2007</i> as amended from time to time.
<u>Administrator</u>	The administrator of a municipality appointed pursuant to Section 110 of the Municipalities Act.
<u>Adult Theatre</u>	Any premises or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides, or similar electronic or photographic reproductions, are performed or shown and where the main feature of which is the nudity or partial nudity of any person.
<u>Aircraft Hangar</u>	A closed or partially closed building or part of a building structure used for aircraft storage
<u>Alterations</u>	Any structural changing, or addition to, a building or structure, and shall include a change from one type of use to another.
<u>Adult Day Care Centre</u>	an establishment for the provision of care, supervision, and protection of adults, but does not include the provision of overnight supervision.
<u>Bare Land Condominium</u>	A condominium with bare land units as defined by The Condominium Property Act, 1993.
<u>Bare Land Condominium Unit</u>	A bare land unit as defined by The Condominium Property Act, 1993.
<u>Bed and Breakfast Home</u>	A dwelling unit in which the occupants 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, and in which:

- i) not more than four (4) bedrooms within the dwelling unit are used to provide such sleeping accommodation; and
- ii) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- iii) the meal which is provided is served before noon each day.

Billboard

a private, free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 m² in surface area.

Boathouse

A detached accessory building used for the berthing, sheltering or storing of boats and related equipment, built, founded or anchored over water and attached to a dock that is part of an approved Marina Type II.

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Building

Any structure constructed or placed on, in, or over land but does not include a public highway.

Building. Accessory

A subordinate, detached building appurtenant to a principal building and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the principal building.

Building Floor Area

The maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

Building Height

the vertical distance of a building or structure measured from the average grade level of the footprint of where the building or structure stands or will stand.

Building. Principal

A building in which the main or primary use of the site is conducted.

Building Bylaw

A bylaw adopted by the council pursuant to the relevant provincial statute that regulates the construction, alteration, repair, occupancy, or maintenance of buildings.

<u>Building Line, Established</u>	a line, parallel to the front lot line, and set back the average distance from the edge of the front lot line to the front wall of the existing buildings on a side of the street where more than half of the lots have been built upon.	
<u>Campground</u>	A parcel of land providing a location for the placement of tents or recreation vehicles used by travelers or tourists for overnight accommodation that may or may not include confectionaries and laundromat facilities for use by the travelers or tourists.	
Campground, unserviced	A parcel of land providing locations for the placement of tents or recreational vehicles used by travellers or tourists for overnight accommodation with no services with the exception of electrical facilities and communal water and restroom facilities.	Bylaw 22/2016
<u>Cannabis</u>	shall have the same meaning as given in section 1-2 of <i>The Cannabis Control (Saskatchewan) Act</i> .	Bylaw 04/2020
<u>Cannabis Business</u>	a cannabis wholesale outlet or a cannabis retail outlet.	Bylaw 04/2020
<u>Cannabis Production Facility</u>	any facility that requires a health Canada License for the production of Cannabis including micro-cultivation licenses, cultivation license and licenses for research.	Bylaw 04/2020
<u>Chief Administrative Officer</u>	the Chief Administrative Officer of the Resort Village of Candle Lake appointed by Council to administer the Resort Village affairs also known as the Administrator.	
<u>Club</u>	A group of people organized for a common purpose, to pursue common goals, interests, or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.	
<u>Condominium</u>	Means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.	
<u>Condominium Plan</u>	A plan that is described in the heading of the plan as a condominium plan, shows the whole or any part of the buildings and land included in the plan as being divided into two or more units; and meets the requirements of Section 9 of <i>The Condominium Property Act of 1993</i> , Part 1, Sec 2(1).	
<u>Condominium Unit</u>	a division of land or building as defined in the Condominium Property Act, 1993.	

<u>Confectionary</u>	A retail, commercial establishment supplying a limited selection of foodstuffs and other daily household necessities to the surrounding area.
<u>Construction Trades</u>	Offices, shops, and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry, pipe fitting, metal working, and other trades associated with the construction of buildings, services, or of landscaping features or planting.
<u>Custodial Care Facility</u>	A facility for: <ul style="list-style-type: none"> i. the temporary detention or open custody of persons pursuant to the provisions of <i>The Young Offenders Act</i> (Canada) or <i>the Summary Convictions Procedures Act</i> (Saskatchewan); or ii. a community training residence as defined in <i>The Corrections Act</i> (Saskatchewan).
<u>Day Care Centre</u>	an establishment for the provision of care, supervision, and protection of children, but does not include the provision of overnight supervision.
<u>Development</u>	The carrying out of any clearing, land stripping, building, mining, or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a zoning district only at the discretion of the Council and that may be subject to specific development standards as required by Council.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence, including a prefabricated or modular home but excluding a mobile home.
<u>Dwelling Unit</u>	A separate set of living quarters, whether occupied or not, that may be used as a residence each unit having separate sleeping, cooking, and sanitary facilities but does not include roaming houses or roaming units.
<u>Dwelling Unit Group</u>	Two or more dwelling units, or multiple dwelling units, that are situated on a site containing communal land and facilities collectively administered by the owners of the dwelling units.

<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.
<u>Dwelling, Multiple Unit</u>	A building containing three or more dwelling units but not including a motel or hotel.
<u>Dwelling, Semi-detached</u>	a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
<u>Dwelling, Single Detached</u>	a building containing only one dwelling unit but not including a mobile home.
<u>Environmental Site Assessment</u>	an investigation intended to identify actual or potential contamination and is performed by a qualified person in accordance with The Canadian Standards Association Standard 2768-94, <i>Phase I Environmental Site Assessment</i> .
<u>Erected</u>	to be built, constructed, or reconstructed including the removal of a structure from one site to another; and any physical operation such as excavating, filling, or draining. preparatory to commencing the work of erecting, building, or constructing a building.
<u>Estimated Peak Water Level (EPWL)</u>	the water level calculated by Saskatchewan Water Security Agency (SWSA) to determine a flood hazard area.
<u>Fill</u>	soil, rock, rubble, or a combination of these that is placed on the natural surface or previously graded area or used to fill an excavation.
<u>Flood Hazard Area</u>	the land area below the EPWL plus a recommended freeboard.
<u>Flood Proofing</u>	techniques or measures taken to permanently protect a structure or development from flood damage.
<u>Floor Area</u>	the maximum area contained within the outside walls of a building at, or above grade level, excluding, in the case of a dwelling unit an attached garage.
<u>Freeboard</u>	the elevation of the design flood plus 0.5 m.

<u>Garage, Private</u>	a building or part of a building used or intended to be used for the storage of motor vehicles, but specifically excluding aircraft, for occupants of the Dwelling Unit to which the Garage is Accessory.
<u>Gas Bar</u>	A site or part of a site used for the retail sale of lubricating oils and gasoline, and automobile accessories, but not the servicing, rental, or repairing of motor vehicles.
<u>Grade Level</u>	The finished ground elevation of a Site at the Front of the principal building midway between the outermost front corners of the building.
<u>Hazard Land</u>	Lands which, due to potential flooding, landslides, subsidence, or erosion pose dangers to uses or developments that may occur on those lands.
<u>Home-based Business</u>	A trade or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.
<u>Home Occupation</u>	an occupation or profession conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.
<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals, and which may have a licensed beverage room including enclosed patios and/or decks, is provided for tourists or travelers, and where a guest register or record is kept, but does not include a Motel or rooming house.
<u>Ice Push Ridge</u>	A natural feature formed by lake ice pushing shore materials into a ridge in the shore area.
<u>Junk and Salvage Yards</u>	Uses involved in salvaging, storing, or selling scrap metal, paper, plastic, glass, wood, and other waste material, as well as appliances, unlicensed vehicles, and used vehicle parts.
<u>Junked Vehicle</u>	Any automobile, tractor, truck, trailer or other vehicle that: <ul style="list-style-type: none"> i) has no current valid license plates attached to it; or

- ii) is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative, or abandoned condition; and
- iii) is located on private land but is not within a structure erected in accordance with any law respecting the erection of buildings and structures in force within the Resort Village of Candle Lake and that does not form a part of a business enterprise lawfully being operated on that land.

Lakeshore Site

A site having its rear lot line directly abutting the lakeshore or separated from the lakeshore only by dedicated municipal of environmental reserve.

Lane

A public highway vested in the Crown as a secondary level of access to a Lot or parcel of land.

Licensed Restaurant

A room or area for food service, including enclosed patios and/or decks, where alcohol may be served with food.

Livestock

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

Lodge

A hotel like facility centered around recreational activities that provides all meals for registered guests.

Lot

A parcel of land in a subdivision, the plan of which has been filed or registered with Information Services Corporation (ISC) of Saskatchewan.

Lounge

A room or area including enclosed patios and/or decks adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for live dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of the lounge may not exceed 50% of the public assembly area in the adjoining restaurant.

Manufactured home

is a type of prefabricated housing that is largely assembled off-site and then transported to sites of use but does not include a Park Model Trailer.

<u>Marina. Type I</u>	A facility. accessible by boat from a water body for the launching and berthing of watercraft.
<u>Marina. Type II</u>	A facility. accessible by boat from a water body for the launching. berthing. and fueling of water craft and may include a confectionary or sales of boating supplies as accessory uses. but shall not include any food service use. night club. tavern. or lounge.
<u>Mayor</u>	The Mayor of the Resort Village of Candle Lake.
<u>Mean Width</u>	The width of a yard. measured as a straight line connecting the mid-point of the two side property lines.
<u>Minister</u>	The member of the Executive Council of the Government of Saskatchewan to whom is assigned the administration of the Act.
<u>Mobile Home</u>	<p>(also trailer. trailer home. static caravan. caravan) is a prefabricated structure. built in a factory on a permanently attached chassis before being transported to site (either by being towed or on a trailer):</p> <ul style="list-style-type: none"> (a) that is used as a seasonal or year-round one-unit dwelling; (b) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system; (c) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and (d) that conforms to Canadian Standards Association, Construction Standard No. 2240.2.1-1979 and amendments thereto.
<u>Mobile Home Court</u>	A site under single management for the placement of two or more mobile homes but does not include an industrial or construction camp or any such court if a tent or recreation vehicle that is not a mobile home is also permitted to be situated thereon.
<u>Modular</u>	A method of construction differing from other methods (e.g. "stick-built" and other methods such as off-site construction}. The modules are six sided boxes constructed in an exterior (sometimes remote} facility. then delivered to their intended

site of use. Using a crane, the modules are set onto the building's foundation and joined together to make a single building. The modules can be placed side-by-side, end-to-end, or stacked, allowing a wide variety of configurations and styles in the building layout.

Modular Home

A building that is manufactured in a factory as a whole or modular unit(s) to be used as one dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto, and is designed to be moved to the site and placed on a permanent foundation.

Modular buildings

sectional prefabricated buildings (including modular homes that consist of multiple sections called modules.

Motel

an establishment consisting of a group of attached or detached overnight accommodation for temporary use by automobile tourists or travelers, and may include a licensed dining room.

Municipality

The Resort Village of Candle Lake.

Night Club

an establishment or portion thereof including enclosed patios and/or decks, where primarily evening or night time entertainment is provided, where beverage alcohol may be served to patrons for consumption on the premises, with or without food, and where a designation area for live entertainment or dancing during certain hours of operation is also provided.

non-conforming building

a building:

- (i) that is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
- (ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or when constructed will not, comply with the zoning bylaw;

non-conforming site

a site, consisting of one or more contiguous parcels, that, on the date a zoning bylaw or any amendment to a zoning bylaw

becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use:

non-conforming use

a lawful specific use:

- (i) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- (ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the zoning bylaw;

District Official Community Plan (DOCP)

The North Central Lakelands District Official Community Plan adopted in accordance with the Planning and Development Act, 2007.

Parking Space

A space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 2.5 meters wide {8.2 ft.} by 5.5 metres deep {18 feet}, and which has access to a developed street or lane.

Parking, Off Street

Parking space(s) for the parking of a motor vehicle and contained wholly within the Site Lines.

Park Model Trailer

A seasonal dwelling mobile home that cannot be licensed as a recreation vehicle, has no brakes or tail lights or must be permitted to be transported on a public highway, with the total square footage at or below the maximum of five hundred and forty three-eight (538) square feet, as specified in CSA Code 2241.

Permitted Use

A use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Personal Care Home

A facility licensed under *The Personal Care Homes Act* that provides long term residential, social, and personal care, including accommodation, meals, supervision, or assistance

for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

Personal Service Shops

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

Personal Storage Facilities

Facilities that offer indoor or outdoor storage space for household goods, vehicles, or recreation equipment, generally for a fee.

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.

A body of water located outdoors contained in whole or in part by artificial means for which the depth at any point can exceed 0.7 m (2.5 ft.) and is used or is capable of being used for swimming.

A body of still water artificially formed by excavation or embankment of soil and is greater than 0.7 m (2.5 ft.) in depth and with a side gradient of less than 20% (1 in 5) slope and is not intended for swimming.

Principal Building

see Building, Principal.

Property Line

A line of record bounding a site that divides one site from another or from a public street or any other public space.

Public Works

a broad category of infrastructure projects, financed and constructed by the government, for recreational, employment, and health and safety uses in the greater community. They include public buildings (municipal buildings, schools, hospitals), transport infrastructure (roads, railroads, bridges, pipelines, canals, ports, airports), public spaces (public squares, parks, beaches), public services (water supply, sewage, electrical grid, dams), and other, usually long-term, physical assets and facilities.

Recreational Facility. Commercial

A recreation or amusement facility operated as a business and open to the general public for a fee and which may

include amusement arcades, mini-golf and driving range facilities, and other similar uses.

Recreational Facility, Public

A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public with or without a fee.

Recreational Vehicle {RV}

A vehicle intended to provide temporary living accommodation, built as part of, or to be towed by, a motor vehicle to be used on a public highway without special permit; and includes truck campers, motor homes, 5th Wheel Trailers and travel trailers.

Recreational Vehicle Facility, Commercial

A multi- purpose facility that includes a range of commercial activities associated with recreational use such as a concession, coffee shop, campground or RV office and service center.

Recreational
Vehicle Park

Campgrounds designated for the purpose of leasing sites to accommodate recreation vehicles and Park Model Trailers.

Resort Village

the Resort Village of Candle Lake.

Safe Building
Elevation (SBE)

a level as defined by the Ministry of Government Relations at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is calculated as the EPWL plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams, wind, waves and erosion.

Sea Can

See "Ship Container".

Screening

Structures or vegetation that visually buffer a use from adjoining areas or uses.

Secondary Suite

A self-contained dwelling unit that is accessory to an approved one unit dwelling principal use.

Senior Citizens
Home

A building containing dwelling units for the exclusive use of senior citizens.

<u>Septic tank</u>	A digestion chamber in which sewage is received and retained and from which the effluent is discharged.	(
<u>Service Station</u>	A building or part of a building, other than a private garage, used primarily for the retail sale of lubricating oil, gasoline, and automobile accessories, the storage, care, repair, servicing or equipping of motor vehicles, the hire, sale or display of motor vehicles and which may include a restaurant and/or car wash as accessory uses.	
<u>Ship Container</u>	a marine transportation storage container, also used for highway and rail transport, used as a land storage container, also referred to as a "sea can".	
<u>Sign</u>	Any device, letter, figure, symbol, emblem, or picture which is affixed to or represented directly or indirectly upon a building, structure, or a 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	
<u>Sign, directional & informational</u>	A sign providing information or directions to a location or attraction. Not intended for advertising, but for directions.	
<u>Sign, Portable</u>	A sign designed to be easily moved and would include trailer mounted, truck mounted, vans or truck trailers converted for use as a sign.	
<u>Sign, Temporary</u>	A removable sign erected for a period of time not exceeding six months, and may also be a portable sign.	
<u>Site</u>	One or more contiguous lots under one title and used, or intended to be used for a single principal use or principal building.	
<u>Site Coverage</u>	The percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies,	

and eaves.

Site Line, Front

The line separating a site from a street and, for a corner site, the shorter of the two lines separating a site from the streets.

Site Line, Rear

The line at the rear of a site opposite the front site line.

<u>Site Line, Side</u>	A site line other than a front or rear site line.
<u>Small Wind Energy System</u>	a wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kw. and which is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.
<u>Solar Charger</u>	a collection device for energy produced by or coming from the sun.
Store(d)	a time period of longer than 3 days in any one month
<u>Street</u>	A public thoroughfare which affords the principal means of access to the abutting property.
<u>Structure</u>	Anything that is built, constructed, or erected, located on, or in the ground, or attached to something located on, or in the ground.
<u>Structural Alteration</u>	The construction or reconstruction of the supporting elements of a building or other structure.
<u>Tavern</u>	an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations of the Provincial Alcohol and Gaming Regulation Act.
<u>Temporary Structure</u>	a structure without a foundation or footing, and that is to be removed upon expiration of a designated time period.
<u>Temporary Use</u>	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.

<u>Townhouse or Row House</u>	A multiple-unit dwelling in which each unit has its own entrance to the outside, each unit being separated from other units by a common wall or ceiling which has no openings.
<u>Use, Accessory</u>	A use normally incidental, subordinate, exclusively devoted to, and located on the same site as the principal use.
<u>Use, Principal</u>	the main or primary use conducted on a site.
<u>Water Body</u>	A lake, pond, reservoir, lagoon, swamp, marsh, wetland, or any other area containing standing surface water, either permanently or intermittently.
<u>Water Course</u>	Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or design flood.
	Any part of a lot unoccupied and unobstructed by any principal building.
<u>Yard Clearances</u>	The open space between a site line and the portion of a site that may be built upon, unoccupied by buildings or structures except as specifically permitted elsewhere in this bylaw.
<u>Yard, Front</u>	that part of a site extending across the full width of the site between the front lot line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Rear</u>	that part of a site extending across the full width of the site between the rear site line and the nearest wall or supporting member of a principal building or structure.
<u>Yard, Side</u>	That part of a site extending from the front yard to the rear yard between the side site line and the nearest wall or supporting member of a building or structure but not including a wall or supporting member that supports an uncovered patio or uncovered sun deck.
<u>Zoning Districts</u>	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 lands and structures.

3 ADMINISTRATION

3.1 Development Officer

Unless otherwise designated by Council, the Resort Village Administrator shall be the Development Officer responsible for the administration of this Bylaw.

3.2 Application of Regulations

1. No person shall erect, construct, locate, alter, reconstruct, or maintain any building or structure, or locate or carry on any industry, business, trade, or calling, or use any land or building, within any zoning district, except as permitted by this bylaw, and subject to all the regulations contained in this bylaw.
2. Nothing in this bylaw shall be interpreted so as to interfere with the use of land for construction, maintenance, and operation of any public utility, government operations, fire department, or municipal, provincial or federal police service; however, the development officer shall require that administrative buildings, and buildings accessory thereto constructed by the agencies noted in this section are generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.
3. Metric units are to be used for all measurements of distance, height, and area referred to in the Zoning Bylaw. Any non-metric units of measure included in the bylaw, are for information purposes only.
4. Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw or regulation in force within the Resort Village or from obtaining license, permission, permit, authority, or approval required by this or any other bylaw of the Resort Village. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.
5. Nothing in this Bylaw shall exempt any person from complying with the requirements of any Act, regulation, or regulatory process of Government of Saskatchewan or the Government of Canada.

3.3 Development Permit

1. Except where a particular development is specifically exempted by section 3.4 of this Bylaw, no person shall undertake a development or commence a use without a development permit first being obtained.
2. An application for a Development Permit shall be submitted in a form as may be prescribed by the Development Officer and shall contain the information as required by Section 3.5.
3. A development permit shall not be issued in contravention of any provisions of this bylaw.
4. Where an application for a development permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this bylaw.
5. Where an application for a development permit is made for a discretionary use, the Development Officer shall present the application to the Council as soon as practicable.
6. Every decision shall be in writing and a copy shall be sent to the applicant.
7. A development permit is valid for a period of twelve months from the date of issue. If the permitted development or use is not substantially completed within the specified twelve months, a new development permit or extension of the existing permit shall be required.
8. The development permit may include a requirement that the development be substantially completed within a specified timeframe.
9. Where an application for a permitted use has been refused, the applicant may appeal to the Development Appeals Board in accordance with the provisions of the Act, and shall be advised of this right.
10. Where an application for a discretionary use, made in accordance with Section 3.6, has been approved by Council with prescribed development standards pursuant to this Bylaw and/or conditions required by Council and the applicant is of the opinion that the special regulations or conditions prescribed exceed those necessary to secure the objectives of the Bylaw, the applicant may appeal the development standards prescribed or conditions required with the approval of the discretionary use to the Development Appeals Board.
11. Nothing in this section authorizes a person to appeal a decision of the council:
 - (a) refusing to rezone land; or
 - (b) rejecting an application for approval of a discretionary use.
12. Where, in the opinion of the Development Officer, a development is being carried out in contravention of any condition of:
 - (a) a development permit;
 - (b) any provision of this bylaw; or

- (c) is subject to an agreement that has been cancelled by Council pursuant to the Act,
the Development Officer shall suspend the development permit and notify the permit holder in writing that the permit is no longer in force.
13. Where the Development Officer is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this bylaw, the Development Officer may reinstate the development permit and notify the permit holder in writing that the permit is valid and in force.

3.4 Development Not Requiring Permit

1. A development permit is not required for the following; however, these developments must conform to the Zoning Bylaw:
- (a) maintenance, construction or installation of any public work;
 - (b) fences and gates under 1.8 meters (6 feet) in height; -
 - (c) single storey accessory buildings or structures less than 9.5 m² (100 sq. ft.) in area and intended for storage purposes only;
 - (d) maintenance or repair of any building or structure which does not involve structural alterations;
 - (e) the development of a temporary building, the sole purpose of which is incidental to the erection, alteration, or marketing of a building or use for which a development permit has been issued and is still valid;
 - (f) the erection of satellite dish antennae where their installation does not involve structural alterations to a building;
 - (g) the grading or preparation of land in accordance with an approved plan of proposed subdivision, and where it has been required, a servicing agreement has been signed; and
 - (h) signs in residential districts that conform to section 5.11 of this Zoning Bylaw.
 - (i) Cutting or removal of trees by the Resort Village for the construction or maintenance of Public Works.

3.5 Plans and Information Requested for a Development PermitApplication

1. Every application for a development permit shall include the following information:
- (a) The names, addresses and telephone numbers of the applicant, property owner, and the person, consultant, or contractor who prepared the plans being submitted;
 - (b) The complete legal description and civic address of the subject property;
 - (c) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;

- (d) Two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - i) key plan showing north arrow, streets and lanes adjacent to the site, the nearby lot patterns, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, public reserve, environmental reserve, ice push ridges, water bodies, water courses, and the type and location of existing trees;
 - ii) the location and size of proposed buildings or structures, including all front, side, and rear yard setback dimensions, and the location of all doorways, walkways, and pedestrian circulation areas;
- (e) Two copies of scaled plans showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions, and room areas and dimensions;
- (f) Except for one and two unit dwellings:
 - i) two copies of a scaled landscaping plan showing all physical features, including existing and proposed grades, the size and type of existing vegetation, the existing vegetation to be removed and retained, the size, type, and location of plant material to be planted, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of any proposed irrigation system, including the location of outside spigots;
 - ii) the location and size of all parking spaces, aisles, vehicle circulation areas, loading spaces, entrances and exits to the site, and garbage receptacles;
- (g) If requested by the Development Officer or, in the case of a discretionary use application, by Council other studies prepared by qualified professionals including, but not limited to:
 - i) an Environmental Site Assessment in general conformance with CSA Standard 768-94;
 - ii) ecological study;
 - iii) traffic study; or.
 - iv) Grading plan showing site drainage of storm water.
- (h) Where a property is located adjacent to a provincial highway, evidence of site plan approval by the Ministry of Highways is required.
- (i) The Development Officer may require as a condition of an approved development permit, that the proponent furnish a Real Property Report (RPR) prepared by a Saskatchewan land Surveyor, to confirm the location of completed foundation work for the proposed development in accordance with the requirements of the Zoning Bylaw, prior to the issuance of a building permit. This provision may not apply to the issuance of a development permit approval for a proposed development in an RE Resort Expansion District.
- (j) An RP may be required at the discretion of the development officer as part of the development permit application to provide the following information:
 - i) Contour lines at 1 meter intervals for site on which the slope of the proposed building site is greater than 10% and for sites adjoining a water body. The requirement for site contour information shall not apply for development of a site that does not involve changes to site grades.
 - ii) For sites adjoining a water body, the RPR shall show the bank of the water

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- body and the water evaluation at the date of survey.
- (k) An approval of an application for a development permit shall be issued on the condition that the applicant furnish a Real Property Report (RPR) to confirm the completion of a development in compliance with all requirements of the approval and the zoning bylaw. The Real Property Report shall illustrate:
- i) Contour information to show the finished building grade and confirm the manner of site drainage.

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3.6 Application for Discretionary Uses

1. Application Process

- (a) An applicant must file a discretionary use application in a form as may be prescribed by the Development Officer complete with the information as referenced in Section 3.5.
- (b) If requested the applicant shall provide any other information that the Development Officer may determine is necessary for Council to fully review the proposed development.
- (c) The Development Officer shall provide Public Notice in accordance with

Section 55 of the *Act*, to all assessed owners within 75 metres of the boundary of the subject property at least 21 days prior to the application being considered by Council.

Amended as per
Bylaw 17/2016
from "7 to 21"
days

- (d) On receipt of an application Council may require additional public notice of the application to be advertised, at least seven days before the application is to be again considered by Council using one or more of the following methods:
 - i. posting a Notice in the Resort Village of Candle Lake office;
 - ii. posting a Notice on the subject property; and
 - iii. advertisement in a newspaper having regular circulation in the community.
- (e) Upon approval of a discretionary use the Development Officer shall issue a development permit subject to any special regulations or development standards as may be prescribed by Council in accordance with this bylaw.

2. Council Consideration and Evaluation

- (a) When considering an application for discretionary use Council shall apply:
 - i. the General Regulations contained in Section 5;
 - ii. the appropriate regulations pertaining to the proposed development as may be contained in Section 5;
 - iii. the Development Standards as contained within the specific Zoning District of the proposed development; and
 - iv. the general criteria for discretionary uses as contained in Section 5.28.
- (b) Prior to making a decision, Council may request additional information from the applicant which may consist of the following:
 - i. referral to any government agencies or interested parties that Council may consider appropriate;
 - ii. review and recommendations by relevant professionals.
- (c) Following its consideration, Council may
 - i. approve the application;
 - ii. approve the application with or without conditions, including a condition limiting the length of time the use may be conducted on the site; or
 - iii. deny the application.

3.7 Referral to Ministry of Health

- 1. The Development Officer shall forward a copy of all approved development permit applications involving installation of water and sanitary services to the local office of the Saskatchewan Ministry of Health.

25.1

3.8 Development Appeals Board

1. A Development Appeals Board for the Resort Village of Candle Lake is hereby established in accordance with Sections 213 to 227 of *the Act*.
2. The Development Appeals Board shall be appointed by Council and shall consist of three members.
3. Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality. Members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.
4. No member of Council or Resort Village employee **is** eligible for membership on the Development Appeals Board.

3.9 Minor Variances

1. The Development Officer may approve a minor variance in accordance with the procedures of Section 60 of *The Act*.
2. The application shall be in writing in a form prescribed by the Development Officer and state the reasons for the variance.
3. A minor variance shall not exceed 10% of the respective regulation.
4. The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.

3.10 Rezoning and Amendment of 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.
2. Council shall submit the application for review and advice to the North Central Lakelands District Planning Commission.
3. Council may, by resolution, authorize an amendment to the Zoning Bylaw, and that amendment shall be adopted, by bylaw.
4. Sections 207 - 212 of The Act, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw to amend this Zoning Bylaw.

3.11 Application Fees

1. Every application made in accordance with this bylaw shall be accompanied by payment of a fee in accordance with a fee schedule as established by bylaw of Council.
2. In addition to the established fee, the applicant shall be responsible for all expenses related to required public hearing notifications and advertising, unless otherwise agreed upon in writing by the applicant and the Resort Village.

3.12 Enforcement, Offences and Penalties

1. The Development Officer **is** hereby authorized to enforce this bylaw in accordance with the provisions of Section 242 of *The Act*.
2. Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in section 243 of *The Act*.

3.13 Non-Conforming Buildings and Uses

1. The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
2. A use which legally existed prior to the adoption of the bylaw and which is listed as a discretionary use is deemed to be an approved discretionary use.

4 ZONING DISTRICTS AND ZONING DISTRICT MAP

4.1 Zoning District Interpretation

1. For the-purpose of this Bylaw, the Resort Village of Candle Lake is divided into the following zoning districts which may be referred to by the appropriate symbols:

<u>District</u>	<u>Symbol</u>	
Residential, Acreage	RA	
Residential Acreage	RA1	
Residential, Low Density	R1	
Residential, Medium Density	R2	
Residential, Small Dwelling	R3	Bylaw
Residential, Mobile Home Court	RMH	06-2021
Commercial	C1	
Community Service	CS	
Industrial	IL	
Resource Conservation	RC	Bylaw
Frontage Overlay	F	7/2018

2. The locations and boundaries of the zoning districts are shown on the Zoning District Map.

4.3 Zoning District Map

1. The map, bearing the statement "This is the Zoning District Map referred to in the Zoning Bylaw adopted by the Resort Village of Candle Lake" and signed by the Mayor and the Chief Administrative Officer under the seal of the Resort Village, shall be known as the "Zoning District Map" and such map is hereby attached as Appendix A and declared to be an integral part of this Bylaw.

4.4 Zoning District Boundaries

1. Unless shown otherwise, the boundaries of districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality.

4.5 Holding Provision

1. Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with section 71 of the Act.
2. Any lands subject to a holding provision shall only be used for the following uses:
 - a) those uses existing on the land when the "H" is applied;
 - b) passive recreation; and
 - c) public works.

4.6 Overlay Districts

1. Overlay zoning districts apply additional regulations to specific land and are indicated on the Zoning District Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional zoning district regulations applicable to a site appear to be in conflict with the overlay zone regulations applicable to a site, the overlay zone regulations shall take precedence.

4.7 Contract Zoning

1. A rezoning designation which is adopted subject to an agreement in accordance with Section 69 of *The Planning and Development Act, 2007* shall conform to the provisions of Section 23.2 the *District Official Community Plan*.
2. The property shall be identified on the zoning map by the symbol for the district to

which the property is being re-designated by the agreement and the amending bylaw with the symbol "C" and the bylaw number in brackets.

5 GENERAL REGULATIONS

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The following shall apply to all Zoning Districts in this Bylaw.

5.1 Hazard Lands

1. Where a proposed development is located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.
2. Development of hazard lands may only be undertaken where mitigating measures, approved by Council and any applicable provincial authorities have been undertaken. Mitigating measures must ensure the safety and security of the site, adjoining lands, ice push ridges, water bodies, and water courses.
3. Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for development 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 flooding up to a 1 in 500 flood elevation.
 - (b) the potential for slope instability.
 - (c) the required mitigation measures for construction on areas of high water tables if any.

5.2 Excavation, Stripping, Filling and Grading of Land

1. Any site proposed for development shall be graded to provide for adequate surface drainage so that surface water runoff is directed to a ditch, water body, street, or natural water course and does not affect drainage on adjacent properties. The Development Officer may require a site grading plan to be prepared by a professional engineer.
2. The Development Officer may require an applicant to undertake mitigating measures to ensure that water bodies and water courses are not impacted by sedimentation or contaminated by runoff.
3. Grading, leveling, or placement of fill on or near the bank of a water body or water course shall not disturb or destroy mature vegetation without substantial and timely remediation. A permit from the appropriate provincial or federal government agency having jurisdiction is to be obtained, prior to application for a development permit, for any work done along the bank of a water body or water course,

4. Except for the construction of marinas approved by the Resort Village and the appropriate provincial or federal government agency having jurisdiction, no grading, leveling or excavation shall break or weaken the ice push ridges along the bank of Candle, Torch, or Bay Lakes.
5. Fill must be placed so that natural water courses are not blocked or diverted.
6. Fill must be sufficiently compacted to ensure that the finished grade level does not settle below the required building elevation or erode and run off into water courses and water bodies.
7. A development permit is required for the excavation, stripping, and grading of land except as indicated in section 3.4.1.(g). An access approach/culvert permit is required for the development of new or adjustment of existing access/approaches.
8. Excavation shall include, but is not limited to, sand and gravel extraction, topsoil stripping, the grading of land for drainage purposes, the grading of land and the clearing of vegetation from land where no other valid development permit or valid certificate of approval for subdivision has been obtained.
9. A person wishing to excavate, strip, or grade land shall provide the following information in their application for a development permit:
 - (a) the location and area of the site on which the excavation, stripping, or grading is to take place;
 - (b) the existing land use and vegetation cover, including tree surveys;
 - (c) the amount of vegetation, soil or other material to be removed or relocated and the intended destination of the material removed from the site; and
 - (d) the condition in which the land is to be left, including a re-vegetation plan, and the proposed final grades when the excavation is complete.
10. Consistent with sub-section 5.2.7, the Development Officer may issue a development permit, prior to a final concept plan, subdivision, or development permit being approved for the area, when satisfied that the excavation is necessary for the interim use, development or maintenance of the subject land, and considering the conservation of important natural areas and vegetation, the maintenance of effective drainage patterns, and the health and safety of persons in the area.
11. For the purposes of this section, excavation shall not include:
 - (a) the excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for sub-division; or
 - (b) excavation or removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued.

5.3 Number of Principal Buildings Permitted on a Site

1. Not more than one principal building shall be placed on any one site, with the exception of:
 - (a) Public utility uses;
 - (b) institutional uses;
 - (c) dwelling unit groups;
 - (d) mobile homes in an approved mobile home park;
 - (e) ancillary uses as provided for in this bylaw.

5.4 Servicing

1. No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Ministry of Environment.
2. Holding or septic tanks shall be of a design approved by the appropriate provincial authority.
3. Sewage field disposal systems are not permitted in the Resort Village.
4. All developments requiring potable water service shall be connected to a water distribution system provided it is reasonably available.
5. No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Saskatchewan Watershed Authority.

5.5 Accessory Buildings, Uses and Structures

1. In all Zoning Districts:
 - (a) Except as allowed in sub-section 5.5.2(a) no accessory use may be established and no accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building or use to which it is accessory.
 - (b) An accessory building or structure on a site, in a non-residential district, that abuts a site in a residential district shall be located more than 3 m (9.8 ft.) from the boundary of the site in the residential district.
 - (c) A satellite dish with a diameter of 0.7 m (2.3 ft.) or more, solar collector, or wind generator and their supporting devices shall be permitted subject to:
 - i. in residential and commercial districts such structures shall not be:

- located in the front yard, side yard, or, in the case of a corner site, within 3 m. (9.8 ft.) of the side site line;
- if free-standing, shall not exceed a height of 5 m (16.4 ft.) above grade level;
- if attached to a principal building, shall not exceed a height of 5 m. (16.4 ft.) above the lowest portion of the roof; and
- if attached to an accessory building, shall not exceed the maximum permitted height of the accessory building to which it is attached.

2. In Residential Zoning Districts the following regulations shall apply to accessory buildings and uses:

- (a) Notwithstanding clause 5.5 1(a), one accessory building may be constructed, erected, or moved on to any residential site prior to the time of construction of the principal building subject to:
 - i. a valid development permit being in force for the principal building;
 - ii. the principal building being substantially completed and ready for occupancy within 24 months of the issuance of a development permit for the accessory building.
- (b) Pursuant to clause 5.5.2 (a)ii., if the principal building is not substantially complete within 24 months, the Development Officer may require the demolition or removal of the accessory building or may require a new development permit for the accessory building.
- (c) Notwithstanding Clause 5.5.2(a) and (b), in residential areas abutting the airstrip, Aircraft hangars will be allowed as a discretionary use provided there will be an allotted area in the front of the garage for a principal dwelling that will comply with the zoning bylaw.
- (d) **Except in the R3 – Small Dwelling Residential District**, secondary suites shall be permitted within one and two unit dwellings to a maximum area of 25% of the principal building/unit.
- (e) **Except in the R3 – Small Dwelling Residential District**, accessory buildings may be two storey in height and If a secondary living quarters is to be included on the second storey this area must conform to sub-section (d).
- (f) **Except in the R3 – Small Dwelling Residential District**, accessory buildings may contain secondary living quarters for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site.
- (g) **In R3 – Small Dwelling Residential district, accessory buildings will be limited to a maximum of two (2) per property.**

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3. Subsections 2. And 3. above do not apply to Boathouses. See Subsection 5.29 Boathouses for general regulations.

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4. Accessory buildings shall meet the locational requirements as contained in the following Table:

Zone (District)	Front Yard Minimum (1)		Rear yard, minimum		Side yard minimum		Building height, maximum	Building area, maximum (2)
	Lakeshore site	Other site	Lakeshore site	Other site	Abutting street	Other site		
RA RA1, R1 R2	3 meters	6 meters	6 meters	.76 meters	3 meters	1.5 meters Liq. or .76 meters if located fully in rear yard	9 meters	84 sq. m.
C1	Same as principal building	Same as principal building	15 meters	3 meters	Same as principal building	Same as principal building	9 meters	84 sq. m.
CS	Same as principal building	Same as principal building	Same as principal building	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.
ILIJ (see footnote 3)	n/a	Same as principal building	same as principal building	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.
RC	Same as principal building	Same as principal building	15 meters	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.
R3	3 m	6 m	6 m	0.76 m	3 m	1.5 m or .0.76 m if fully located in the rear yard	4 m	54 sq m

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- (1) In all Residential Zones, if, in the opinion of the Development Officer, an accessory building will interfere with established site lines to the lake or fronting street from the Principal building of the site or neighbouring sites, the accessory building will be required to meet the setback requirements of the Principal building.
- (2) Building area of accessory buildings may not exceed the building area of the principal building
- (3) Accessory buildings for value added processing uses are required to meet setback requirements of Table 8.1 of the District Official Community Plan

5. Notwithstanding preceding sub-section 5.5.3 in any residential zone an accessory building not exceeding 54 sq. meters in area may be constructed regardless of the area of the principal building.

5.6 Temporary Structures

1. At the discretion of Council, temporary structures shall be permitted on a site during the construction of a permanent building. The process for

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approval for temporary structures is:

- (a) The applicant must submit a written request to Council describing the proposed temporary structure, its location on the site, and its use;
 - (b) Council must review the application and may approve, reject, or approve the temporary structure or approve subject to conditions; and
 - (c) Subject to Council's approval, the Development Officer shall issue a temporary structure permit, including any conditions Council has applied to the approval, will be issued to the applicant.
2. All temporary buildings must be removed within one year following the application approval date stated on the temporary structure permit or upon completion or occupation of the permanent building, whichever is sooner.
 3. Septic facilities must be provided for the temporary structure if it is to be occupied as a residence during the construction of the permanent building and all liquid waste must be disposed of into the septic facilities.

5.7 Recreation Vehicles (RV) on Residential Sites

1. A maximum of one recreation vehicle (RV) may be stored on any residential site.
2. A maximum of two recreation vehicles (RV's) may be occupied on a temporary basis on a residential site accessory to an existing permanent dwelling, subject to:
 - (a) The RV's shall be for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
 - (b) If the RV's have a sink, shower, or water closet, it must have a self-contained septic holding tank or be connected to the septic system of the permanent dwelling.
3. Subject to conformance with Section 5.6 a RV may be used as a temporary residence during the construction of a principal dwelling where a valid building permit is in place.

5.8 Converted Dwellings

1. Converted dwellings shall be subject to the following:
 - (a) the use must be a permitted or discretionary use in the district
 - (b) Any exterior addition or alteration does not change the general appearance and character of the building from a single dwelling;
 - (c) the development standards for single dwellings shall apply;
 - (d) parking regulations for the new use shall apply

5.9 Fences and Free Standing Walls

1. No wall, fence or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard, to a height of more than

1.2 m (3.94 ft) above grade as measured from ground level immediately adjacent to the fence.

2. No freestanding wall, fence, screen, or similar structure, shall be erected in a required rear or side yard, or on a site line adjacent to a required rear or side yard, to a height of more than 2.0 m (6.6 ft.) above grade as measured from ground level immediately adjacent to the fence.
3. Subsections 1 and 2 do not apply in IL or CS districts or for fences constructed for public services or utilities.
4. In any residential district, a 2.5 (8.2 ft.) m high wall or fence may be permitted along a side or rear property line that abuts a highway or a buffer strip adjacent to a highway.
5. Notwithstanding subsection 4, on a corner lot in any district, no hedge, planting, tree, fence or other solid or opaque structure shall be erected, placed, or maintained to a height greater than 1.9 m (6.3 ft.) within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points that are 6.0 m (20 ft.) distant from the point of intersection, measured along said property lines.

5.10 Swimming Pools and Ponds

1. Outdoor pools and ponds shall be permitted as an accessory use subject to approval of a development permit.
2. Pools and ponds shall have the same yard clearances as accessory buildings.
3. Areas surrounding pools and ponds shall be enclosed with a fence 1.9 m (6 ft.) in height and not closer than 1.2 m (3.9 ft.) from the water edge. Fencing must comply with all applicable acts, regulations, and codes.
4. Pools shall comply with the requirements and guidelines or regulations passed under the authority of the Public Health Act and amendments thereto or revisions thereof.

5.11 Signage

1. General
 - (a) All signage shall:
 - i. be located in a manner such that, in the opinion of the Development Officer, the sign does not restrict vehicle or pedestrian movement;
 - ii. obstruct visibility or otherwise jeopardize the safety of the public;
 - iii. be maintained in a neat, tidy, and safe condition; and

- iv. be prohibited from public property and utility structures such as power/communication poles, light standards, street signs, traffic signs.
- (b) The following types of signage are permitted in all districts:
 - i. free standing, sandwich board type signs with a facial area of 1.2 m² (12.9 sq. ft.) or less, that can easily be *moved* by one person; and
 - ii. temporary signs, subject to section 5.11.5.
- (c) The following types of signage are prohibited in all districts:
 - i. spot lights intended to illuminate the night sky.

2. Residential Districts

- (a) no sign shall have a facial area greater than 0.5m² (5.4 sq. ft.); and
- (b) no sign shall be illuminated between the hours of 11pm and 7 am.

3. In Commercial and Industrial Districts:

- (a) signs advertising the principal use or the principal products offered for sale on the premises are permitted;
- (b) no more than one permanent sign is permitted per principal use:
- (c) notwithstanding Sub-section 3 (b), where a principal use is located on a corner, one additional permanent sign per principal use shall be permitted;
- (d) if multiple businesses occupy a single site, each occupant is considered to be a separate principal use, however the occupants are encouraged to coordinate their signage;
- (e) each site shall be allowed one freestanding sign unless specifically approved by Council;
- (f) the facial area of a sign may not exceed 3 m² (32 sq. ft.);
- (g) a sign may be double faced;
- (h) no free standing sign shall exceed 3.65 m (12 ft.) in total height above the ground;
- (i) any signage affixed to the top of a building is included in the building height maximum; and
- U} no illuminated signage shall be permitted unless the illuminated portion of the sign is screened or directed away from residential areas.
- (k) Gas bars shall be allowed one additional sign for fuel product signage, and upon application and discretion of Council, may exceed the permitted size.
- (l) Home based business advertising in a rental living accommodation situated in a commercial district will be as per Section 5.11.2.

Bylaw
7/2018

4. In the Resource Conservation District:

- (a) Signs are only permitted at Council's discretion;
- (b) the facial area of sign may not exceed 9 m² (97 sq. ft.);

- (c) a sign may be double faced;
- (d) no free standing sign shall exceed 6 m (19.7 ft.) in total height above the ground;
and
- (e) no sign shall be illuminated.

5. Temporary and Portable Signs

- (a) temporary signs advertising the sale or lease of the property are permitted provided:
 - i) the facial area does not exceed 1m² (10.8 sq. ft.);
 - ii) they do not exceed the height of the principal building on the site;
 - iii) no more than two such signs are located on a site;
 - iv) the signs are removed once the purpose for the sign is no longer valid; and
 - v) directional real estate signs to a maximum size of 1393.55 sq. centimeters (216 sq. inches) will be permitted on road allowances and/or public property.
- (b) portable signs are permitted provide
 - i) they are located on a commercial or industrial property and reference the business being conducted on that property;
 - ii) they do not remain on a site for more than 90 days; and
 - iii) they are not located on a site where a portable sign has been located in the previous 30 days.

6. Resort Village of Candle Lake signage

- (a) notwithstanding sub-sections 5.11.2, 3, and 4, signs for the Resort Village of Candle Lake, or for the promotion of community events and activities approved, sponsored or carried out by the Resort Village of Candle Lake, are permitted in all districts provided:
 - i) they are located with a sensitivity to surrounding land uses;
 - ii) the facial area does not exceed 9m² (97 sq. ft.), or 4.5 m² (14.8 sq. ft.) in residential districts; and
 - iii) no freestanding sign shall exceed 6 m (19.7 ft.) in total height above grade.

7. Non-Compliance with Signage Regulations

- (a) Subject to the provisions of the Saskatchewan *Highways and Transportation Act* and the Bylaws of the Resort Village, any individual or corporation who maintains or establishes a Sign that is not in the Highway signing corridor and does not comply with the Zoning Bylaw shall be subject to penalties in accordance with this bylaw and *The Act*.
- (b) The owner or installer of any sign found in non-compliance shall be liable for all costs of having the sign removed.

8. Billboard Signs

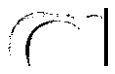
- (a) Billboard signs shall be considered a discretionary use and may be subject to an agreement with Council to address location, placement and duration.
- (b) Rest bench commercial signage is at the discretion of Council and may be subject to an agreement to address locations, placement, construction guidelines and applicable fees.
- (c) Discretionary Signage - any signage listed in this section will require application and will be subject to a fee as may be established by bylaw or resolution of Council.

5.12 Side Yard Exception

1. For semi-detached dwellings, townhouses, row houses, or multiple unit dwellings, no side yard shall be required where dwelling units share a common party wall.

5.13 Permitted Yard Encroachment

1. The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would to the principal or accessory building:
 - (a) Any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid, glass, or screen walls; and
 - (b) Any private garage attached to a principal building.
2. The following yard encroachments shall be permitted in any required yard:
 - (a) steps 1.6 m (5.2 ft.) or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
 - (b) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices bay windows, chimneys, and similar cantilevered alterations may project from above the foundation a distance of 0.6 m (2 ft.) from the building into any required yard but not closer to a site line than .91 m (3ft);
 - (c) trees, shrubs, walkways, trellises, or flag poles, so long as these features do not extend into or over public land; and
 - (d) lighting fixtures and lamp posts.
3. Encroachments and obstructions permitted in any required front yard:
 - (a) raised patios and decks not more than 0.4 m (1.3 ft.) above grade, as measured at the outside edge of the patio or deck;

- 
- (b) raised patios and decks more than 0.4 m (1.3 ft.) above grade, as measured at the outside edge of the patio or deck, projecting not more than 1.8 m (5.9 ft.) from the building;
 - (c) canopies, balconies, porches, verandahs, and decks projecting not more than 1.8 m (5.9 ft.) from the building line into any required front yard.
 - (d) Open raised decks must not project closer than .6m (2ft) to the site side property line.
4. Encroachments and obstructions permitted in any required rear yard:
- (a) raised patios and decks more than 0.6 m (2 ft.) above grade, as measured at the outside edge of the patio or deck, projecting not more than 4.3m (14 ft.) from the rear site line;
 - (b) accessory buildings, subject to all other requirements of this Bylaw;
 - (c) enclosed private swimming pools when attached to the principal building, provided that they are located at least 6.0 m (19.7 ft) from the rear site line; and
 - (d) laundry drying equipment, recreational equipment, private swimming pools, and tennis courts when open to the sky.

5.14 Building Height Exemptions

1. The height limitations of this Bylaw shall not apply to the following:
- (a) chimneys;
 - (b) church spires, belfries, and cupolas;
 - (c) monuments; or
 - (d) mechanical penthouses and necessary mechanical appurtenances, provided they are erected only to such heights as are necessary, and provided they do not cover more than 10% of the gross roof area upon which they are located.


5.15 Off Street Parking

1. In all zoning districts, off-street parking is to be provided in accordance with the following table. In any case where different occupancies are on the same site, the more stringent parking requirement is to be met.

Use	Parking Spaces
Dwellings, including mobile homes	1 per dwelling unit
Secondary Suites	1 space per unit
Dwelling unit Group	1 space per unit plus .5 spaces per limit for visitor parking rounded to the highest whole number
Home-based business and home occupations	1 per non-resident employee
Day care centres and adult day care centre	1 plus one per 5 persons enrolled in the facility
Bed and breakfasts	1 plus 1 per guest bed
Schools, educational institutions	1 per classroom
Cultural institutions	1 per 35 seats, based on the maximum seating capacity or 1 per 9 m ² of gross floor area, whichever is greater
Restaurants, lounges, night clubs, taverns, theatres, assembly halls, places of worship	1 per 4 seats, based on the maximum seating capacity
Hotels	1 for every guest sleeping room
Motels	1 parking space for each unit
Commercial Retail establishments, Lumber Yards, and Industrial Uses	1 for every 50 m ² (538 sq. ft) of gross floor area or 1 per employee, whichever is greater
Other uses	1 for every 70 m ² (753 sq. ft) of gross floor area of the principal building or one per

5.16 Dwelling Unit Groups

1. All applications for dwelling unit group development must include a site plan illustrating the following:

- 
- (a) Location and dimensions of all buildings and in the case of condominiums all bare land units;
 - (b) Location and dimension of all streets and parking areas;
 - (c) Location of water and sewage facilities;
 - (d) Recreation amenities and open space;
 - (e) Existing topography, vegetation, watercourses and drainage courses;
 - (f) Phasing of development.
2. All proposed dwelling unit groups must conform to the following Development Standards:
- (a) Site Area - Minimum - 1200 sq. m. (12,918 sq. ft.);
 - (b) Site frontage• Minimum - 15 m;
 - (c) No building shall contain more than 8 dwelling units;
 - (d) Building set-backs - Minimum
 - I. 6 m. from property lines;
 - II. 3 m. from internal roadways and common parking areas;
 - III. 3 m. between blilddings or $\frac{1}{2}$ the average wall height of both buildings.
 - (e) Site coverage• Maxlmuh'l • 40%;
 - (f) Principal Bulldng area • in accordance with the applicable Zoning District;
 - (g) Building Height - in accordance With the applicable Zoning District;
 - (h) Accessory buildings must conform to the building setbacks as contained herein;
 - (I) Landscaping - In accordance with Section 5.23;
 - O) Parking - 1 space per unit plus ,5 spaces per unit for visitor parking.
3. Council shall apply the following criteria in considering dwelling groups:
- (a) the size and location of the dtvelopment will be consistent with the capacity of the street system to handle the added development.
 - (b) the development will not cause excessive traffic to pass through existing low density residential areas
 - (c) the density of a dwelling group will not be significantly different froh'l development with single prlnclpal buildings on subdivided sites
 - (d) bare land condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property on the parcel.

5.17 Home-based Business and Home Occupations

- 1. Home-based business and home occupations shall be conducted entirely within the dwelling or accessory building.
- 2. Other than permitted signage, there Shall be no exterior display, no exterior storage of material, and no other variation from the residential appearance of the building.
- 3. Of the total area of a residence used for all home-based businesses or home occupations, only 20 percent of the residence's area, including basements and accessory buildings may be used for the purposes of those businesses or occupations.
- 4. Home-based business or home occupation must be owned and operated by a resident or residents of the dwelling unit with no more than one non-resident person employed on the site.

5. If a home -based business or home occupation employs a non-resident employee, that employee must be provided with an off-street parking space.
6. No noise, vibration, smoke, dust, odours, heat, glare, television, or radio electrical interference detectable beyond the boundaries of the building containing the home-based business shall be produced.
7. No more than one business related vehicle with a gross vehicle weight of no more than 5000 kg (4.9 ton) and a total length of no more than 6.0 metres (19.7 ft.) may be stored or parked on or in the vicinity of the site.
8. A home based business may produce works of art or craft where the work is produced mainly by hand or with the assistance of hand tools and small power tools.
9. Without limiting the authority of the Council to deny applications for other types of home-based business or home occupation that do not meet the requirement of the Bylaw, the following uses are prohibited as home-based business or home occupation, whether or not applications for such uses would otherwise comply with the applicable development standards of this Bylaw:
 - (a) retail sales;
 - (b) restaurants or tea rooms;
 - (c) suntan centres, health or fitness clubs, and tattoo parlors
 - (d) veterinary services, boarding, or care of animals;
 - (e) motion picture or recording studios;
 - (f) mechanical printing, screen printing, engraving or embroidery services,
 - (g) equipment repair and rental;
 - (h) hotels and hospitals;
 - (i) headquarters, dispatching, or base of operations of a trucking, hauling, or delivery service operation;
 - O) the painting, repairing, refitting, cleaning, refurbishing, or selling of motor vehicles or machinery;
 - (k) upholstery services;
 - (l) sign manufacturing, and sign painting;
 - (m) welding and machining;
 - (n) other manufacturing using large power tools and machinery;
 - (o) businesses involved in the mass production of items or products;
 - (p) construction yards; or
 - (q) greenhouses.

5.18 Campgrounds

1. The regulations in this part shall apply to campgrounds established for seasonal use for accommodation of tents and recreational vehicles, which, unless specified as unserviced, may include services such as water, sewer, power, telecommunications to each site and ancillary uses as listed in paragraph 8 below.

2. A seasonal campground shall have, within its boundaries, a buffer area abutting the boundary which shall:
 - (a) have a minimum depth of not less than 4.5 metres in width, which shall contain no buildings or structures; and
 - (b) not contain any roads, except those which connect a public roadway to the road system within the campground, tourist camp or trailer court.
3. Each campsite shall be designated and clearly marked on the ground.
4. Each campsite shall have a minimum area of 150 square metres.
5. No portion of any campsite shall be located within an internal roadway or required buffer area.
5. Each campsite shall have direct and convenient access to a developed internal roadway.
6. Each campsite intended to accommodate a recreational vehicle shall be of sufficient size and dimensions, location and orientation and specifically each recreational vehicle shall be located:
 - (a) at least 4.5 metres from any other trailer coach; and
 - (b) at least 3 metres from any internal street.
7. The space provided for roadways within a campground, tourist camp or trailer court shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway.
8. All campgrounds, except unserviced campgrounds, may include, as an ancillary use, a laundromat or a convenience store designed to meet the needs of occupants of the camp sites and a single one-unit dwelling for the accommodation of the operator.
9. No recreational vehicle shall be stored on any campsite when the campground is not open.
10. *The Public Health Act*, and Regulations passed thereunder, shall apply to all operations and development of campgrounds.

5.19 Recreational Vehicle (RV) Parks

Recreational Vehicle Parks shall conform to the requirements for Campgrounds in immediately preceding Section 5.18 **except subsection 5.18.9** and are subject to a separate bylaw and all amendments thereto adopted by the Resort Village for the purpose of regulating the Operation of RV Parks in the municipality.

Amended as per
Bylaw 25/2016

5.20 Bed and Breakfast facilities

1. Bed and breakfast facilities where allowed in a specific zoning district, shall:
 - (a) be only located in the operator's principal residence;
 - (b) only be located in a single detached or semi-detached dwelling;
 - (c) be licensed in accordance with *The Public Health Act*;
 - (d) be limited to a maximum of four guest bedrooms or such additional bedrooms as may be approved by Council,
 - (e) have only one sign, not exceeding one (1) square metre {10.76 sq feet} in area, advertising the bed and breakfast located on site; and
 - (f) provide one (1) off street parking space for each guest bedroom.

5.21 Day Care Centres

1. Day Care Centres providing care for more than 4 persons shall be considered a discretionary use and subject to the following:
 - (a) the centre must be licensed or approved in accordance with applicable provincial regulations;
 - (b) the proposed centre receives approval from the appropriate provincial authority.

5.22 Personal Care Homes

1. Where any personal care home facility is operated in a residential district, the owner of the property and the operator shall ensure that:
 - (a) no conflict occurs within the residential area in terms of emission of noise, glare, dust, gas or odour which would be disruptive to the surrounding residential uses;
 - (b) adequate arrangements are made for traffic and parking in the immediate area;
 - (c) the home is licensed as may be required by provincial legislation;
 - (d) there is no exterior display or storage of materials and no exterior variation from the residential character of the building other than a sign not exceeding one (1) square metre (10.76 sq. feet) in area;
 - (e) the total number of residents in all personal care homes located on the same side of the street within the same block and on the opposite block face shall not exceed 15.

5.23 Landscaping

1. All areas of the site not occupied by buildings or vehicle parking, circulation and loading areas shall be landscaped with trees, shrubs, grasses, rock, pavers and/or other similar materials.
2. All landscaping should reflect Candle Lake's northern forest setting and shall be

maintained in a neat and tidy condition.

3. The Development Officer shall not approve an application for a development permit for a townhouse, dwelling group, fourplex, multiple dwelling or commercial use unless:
 - (a) a landscape sketch plan has been submitted; and
 - (b) the landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide adequate visual screening, if necessary.

5.24 Lot Lines and Site Boundaries

Where a building is constructed on more than one lot, the outer lot lines of the combined lots shall be construed to be the site boundaries for the purposes of this bylaw.

5.25 Modular, Mobile and relocated homes

1. Modular, Mobile and relocated homes will be permitted as single detached dwellings provided that in the opinion of the Development Officer the home, with any modifications as may be required by the Development Officer, will be consistent with the general appearance, size and quality of other homes in the immediate area;
2. All modular homes must bear CSA A277 and be placed on and permanently attached to a sub-grade foundation comprised of a full or partial basement, grade beam or combination thereof extending above a minimum height of 500 mm {19.68 inches} above grade, and constructed to generally accepted engineering standards;
3. Mobile Homes must bear CSAZ240 and shall be permanently attached to a perimeter foundation wall or basement or shall be securely attached to the ground and skirted with a material compatible with the exterior finish.

5.26 Outdoor Storage

1. In any residential or commercial district only outdoor storage incidental to the principal use shall be permitted.
2. In a commercial district no outdoor storage shall be permitted in the required front yard of any site, but this shall not limit the customary display of any goods permitted to be sold on the site,
3. In any Residential District:
 - (a) Outdoor storage of junked vehicles is not permitted; and
 - (b) Only one unlicensed motor vehicle that does not meet the definition of a junked vehicle may be stored on a site.

5.27 Prohibited Land uses in All Zoning Districts

Without further limiting the authority of Council to prohibit other land uses, the following land uses are prohibited in all Zoning Districts:

- (a) Any livestock operation with more than 5 animals, except for riding stables and petting zoos;
- (b) Custodial Care Facilities;
- (c) Adult theatres; and
- (d) Gaming Casinos.

5.28 Development Standards Applicable to Discretionary Uses

1. Proposed Discretionary Use or Discretionary form of development must be contained within the discretionary use list of the applicable Zoning District and shall comply with:
 - (a) the development regulations of the applicable Zoning District;
 - (b) specific regulations applicable to the proposed development as may be contained in Section 5; and
 - (c) the development standards contained in this section.
2. When considering an application for development of a Discretionary Use or Discretionary form of development, Council shall be satisfied that the following development principles, standards and criteria have been addressed:
 - (a) Proposed site, buildings and structures will be designed to complement the existing development and maintain the character and amenity of the surrounding area, and specifically, in that regard:
 - i. No excessive sound, light, glare, heat, dust, vapour or other emission shall be transmitted beyond the site lines.
 - ii. Adequate on-site parking shall be provided and maintained.
 - iii. Parking, storage, garbage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
 - iv. Adequate receptacles for refuse and litter shall be supplied.
 - (b) The development will not cause excessive traffic through existing residential areas.
 - (c) Vehicle access and egress points shall be provided in suitable locations to minimize traffic congestion and possible hazards,
 - (d) Multiple unit dwellings and places of worship shall, where possible, be located on corner sites to facilitate access.
 - (e) For dwelling unit groups also see Section 5.16.

3. To minimize land use conflict, Council may prescribe specific development standards related to:
- (a) site drainage of storm water
 - (b) the location of buildings with respect to buildings on adjacent properties
 - (c) access to, number and location of parking and loading facilities
 - (d) appropriate space for vehicle circulation and impact on traffic flows on adjacent roadways
 - (e) control of light, noise, glare, dust, vapour and odour
 - (f) landscaping, screening and fencing to buffer adjacent properties.

Bylaw
04-2021

4. **Cannabis Retail Stores:**

- (a) The location of cannabis retail stores will only favourably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas, particularly residential areas.
- (b) Shall maintain a minimum setback of 150 meters from schools and playgrounds.
- (c) Signage for cannabis retail stores shall not contain any images but may include the business name in alpha-numeric characters and are subject to the addition regulations in Section 5.11.

Bylaw
04-2021

5. **Cannabis Production Facilities:**

- (a) The location of cannabis grow operations will only favourably be considered where it can be demonstrated that use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but not limited to, the following effects:
 - i. Municipal servicing capacity;
 - ii. anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - iii. anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
 - iv. utilization of hazardous substances.

Bylaw
07-2021

5.29 Boathouses

- 1. Boathouses shall only be permitted as an accessory building/use to an approved Type II Marina;
- 2. Boathouses shall not include living quarters for human habitation.
- 3. Maximum Height: 6.1 m (20 ft.)
- 4. Maximum Building Floor Area: 54 m² (581 ft²)
- 5. The foundation and Boathouse building plans must be approved and signed by a professional engineer; and
- 6. Relevant permits and approvals from provincial and federal agencies must be obtained in addition to approval by the Resort Village of Candle Lake.

6. RA-RESIDENTIAL ACREAGE DISTRICT

6.1 Permitted Uses

1. The following are permitted uses in the RA District:
 - (a) single detached dwellings;
 - (b) parks and playgrounds;
 - (c) public works, excluding sewage lagoons and landfills; and
 - (d) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

6.2 Discretionary Uses

1. The following are discretionary uses in the RA District
 - (a) Aircraft hangars
 - (b) Semi-detached and duplex dwellings
 - (c) public recreation facilities
 - (d) home-based business and home occupation (see Sec. 5.17);
 - (e) day care centres (see Sec. 5.21);
 - (f) places of worship;
 - (g) bed and breakfast facilities; and
 - (h) personal care homes (see Sec. 5.22).
 - (i) Marina, Type 1
 - (j) dwelling units

Bylaw
02-2022

Bylaw
Amended as per

6.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Other Uses*
Site area, minimum	4000 m ² (1 acre)	4000 m ² (1 acre)	4000 m ² (1 acre)
Site frontage, minimum for rectangular sites	40 m (131 ft.)	40 m (131 ft.)	40 m (131 ft.)
Site frontage minimum for non-rectangular site	25 m (82 ft.) with a mean width of 40 m (131 ft.)	25 m (82 ft.) per unit with a mean width of 40 m (131 ft.) per unit	25 m (82 ft.) with a mean width of 40 m (131 ft.)
Front yard, minimum**	6m (19.7ft)	6m (19.7ft)	6m (19.7ft)
Rear yard, minimum*	6m (19.7ft)	6m (19.7ft)	6m (19.7ft)
Side yard, minimum**	1.5m (4.9 ft.)	1.5m (4.9 ft.)	1.5m (4.9 ft.)
Side yard abutting a street, minimum**	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
Principal Building area, minimum***	100 m ² (1076 sq. ft.)	100 m ² per unit (1076sq. ft.)	100 m' (1076 sq. ft.)
Site coverage, maximum	20 %	30%	40 %*
Building height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	11 m (36 ft.)

Bylaw
02-2022

(a) No minimum requirement for parks, playgrounds and pub/Jo works

*¹ See sections 5.12 and 5.13 for yard reductions and encroachments.

*** Principal Building area can be a two storey with a minimum 70 sq. m. (753 sq. ft.) lower level and have a minimum area on the upper/eve/to reach a total of 100 sq. m (1076 sq. ft.).

2. Off street parking shall be provided as outlined in section 5.15.

3. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.

4. Cannabis businesses and production facilities are prohibited.

Bylaw
04/2020

5. Additional Standards for Discretionary Uses

Bylaw
02-2022

- (a) A single dwelling unit is only allowed in conjunction with an approved aircraft hangar use. The dwelling unit must be attached to the aircraft hangar and have a separate entrance from that of the hangar building. A fire exit for the dwelling unit must also be provided.

7. RA1 -RESIDENTIAL ACREAGE DISTRICT

7.1 Permitted Uses

1. The following are permitted uses in the RA District:
 - (a) single detached dwellings;
 - (b) parks and playgrounds;
 - (c) public works, excluding sewage lagoons and landfills; and
 - (d) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

7.2 Discretionary Uses

1. The following are discretionary uses in the RA District:
 - (a) Semi-detached and duplex dwellings
 - (b) public recreation facilities
 - (c) home-based business and home occupation (see Sec. 5.17);
 - (d) day care centres (see Sec. 5.21);
 - (e) places of worship;
 - (f) bed and breakfast facilities (see Sec. 5.20); and
 - (g) personal care homes (see Sec. 5.22).
 - (h) **Marina, Type 1**

Amended as per
Bylaw 23/2016

7.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Other Uses•
Site area, minimum	2000 m ² (.5 acre)	2000 m ² (.5 acre)	2000 m ² (.5 acre)
Site frontage, minimum for rectangular sites	25 m (82 ft.)	25 m (82 ft.)	25 m (82 ft.)
Site frontage minimum for non-rectangular site	15 m (49.2 ft.) with a mean width of 25 m (82 ft.)	15 m (49.2 ft.) with a mean width of 25 m (82ft.)	15 m (49.2 ft.) with a mean width of 25 m (82 ft.)
Front yard, minimum**	6m (19.7ft)	6m (19.7ft)	6m (19.7ft)
Rear yard, minimum"	6 m (19.7ft)	6m (19.7ft)	6m (19.7ft)
Side yard, minimum**	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Side yard abutting a street, minimum..	6m(19.7ft)	6 m (19.7ft)	6 m'(19.7ft)
Principal Building area, minimum***	100 m"(1076 sq. ft.)	100 m"per unit (1076 sq. ft.)	100 m" (1076 sq. ft.)
Site coverage, maximum	20%	30%	40 %*
Building height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	11 m (36 ft.)

* No minimum requirement for parks, playgrounds and public works

** See sections 5.12 and 5.13 for yard reductions and encroachments.

... Principal Building area can be a two storey with a minimum 70 sq. m. (753 sq. ft.) lower level and have a minimum area on the upper level to reach a total of 100 sq. m (1076 sq. ft.).

2. Off street parking shall be provided as outlined in section 5.15.

3. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.

4. Cannabis businesses and production facilities are prohibited.

8. R1 - LOW DENSITY RESIDENTIAL DISTRICT

8.1 Permitted Uses

1. The following are permitted uses in the R1 District:
 - (a) single detached dwellings;
 - (b) parks and playgrounds; and
 - (c) public works excluding sewage lagoons and landfills.
 - (d) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

8.2 Discretionary Uses

2. The following are discretionary uses in the R 1 District:
 - (a) Aircraft Hangars
 - (b) semi-detached and duplex dwellings;
 - (c) dwelling unit groups (see Sec. 5.16);
 - (d) public recreation facilities;
 - (e) home-based business and home occupation (see Sec. 5.17);
 - (f) day care centres (see Sec 5.21);
 - (g) personal care homes (see Sec. 5.22)
 - (h) places of worship; and
 - (i) bed and breakfast facilities (see Sec. 5.20).
 - U) **Marina, Type 1**

Amended as per
Bylaw 23/2016

8.3 Regulations

1. Development shall conform to the following Table:

Requirement	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Other Uses
Site area, minimum	450 m' (4844 sq. ft.)	325 m ² (3498 sq. ft.) per unit	450 m ² (4844 sq. ft.)•
Site frontage, minimum for rectangular sites	15 m (49.2 ft.)	11 m (36 ft.) per unit	18 m (49.2 ft.) •
Site frontage minimum for non-rectangular site	10 m (32.8 ft.) with a mean width of 15 m (49.2 ft.)	7.5 m (24.6 ft.) per unit with a mean width of 11 m (36 ft.) per unit	13 m (42.7 ft.) with a mean width of 18 m*
Front yard, minimum**	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)•
Rear yard, minimum**	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)•
Side yard, minimum**	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)•
Side yard abutting a street, minimum**	3 m (9.8 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Principal Building area, minimum	70 m ² (753 sq. ft.)	70 m ² 753 sq. ft.) per unit	100 m ² (1076 sq. ft.)
Site coverage, maximum	40%	50 %	50%*
Building height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)

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- No minimum requirement for parks, playgrounds and public works
- ** See sections 5.12 and 5.13 for yard reductions and encroachments.

2. Off street parking shall be provided as outlined in section 5.15.

3. Discretionary Use Criteria

In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.

4. Cannabis businesses and production facilities are prohibited.

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9 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

9.1 Permitted Uses

1. The following are permitted uses in the R2 Residential District:
 - (a) single detached dwellings;
 - (b) semi-detached and duplex dwellings;
 - (c) parks and playgrounds;
 - (d) townhouses, row houses, and multiple unit dwellings;
 - (e) public works excluding sewage lagoons and landfills; and
 - (f) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

9.2 Discretionary Uses

1. The following are discretionary uses in the R2 Residential District:
 - (a) Dwelling unit groups (see Sec. 5.16);
 - (b) home-based business and home occupation (see Sec. 5.17);
 - (c) daycare centres (see Sec. 5.21);
 - (d) personal care homes (see Sec. 5.22)
 - (e) bed and breakfast facilities (see Sec. 5.20);
 - (f) cultural institutions; and
 - (g) places of worship;
 - (h) **Marina, Type 1**

Amended as per
Bylaw 23/2016

9.3 Regulations

1. Development shall conform to the following table:

Requirement*	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Townhouses, Row houses	Multiple Unit Dwellings and Other Uses
Site area, minimum	450 m ² (4844 sq. ft.)	325 m ² (3498 sq. ft.) per unit	325 m ² (3498 sq. ft.) per unit	550 m ² (5920 sq. ft.)
Site frontage, minimum for rectangular sites**	15 m (49.2 ft.)	11 m (36 ft.) per unit	7.5 m (24.6) per unit	21 m (68.9 ft.)
Site frontage, minimum for non-rectangular sites	15 m (49.2 ft.) with a mean width of 18 m (49.2 ft.)	7.5 m (24.6 ft.) per unit with a mean width of 11 m (36 ft.) per unit	6.5 m (21.3 ft.) per unit with a mean width of 7.5 m (24.6 ft.)	18 m (49.2 ft.) with a mean width of 21 m (68.9 ft.)
Front yard, minimum	6m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)	6m(19.7ft.)
Rear yard, minimum	6m (19.7 ft.)	6 m (19.7ft.)	6 m (19.7 ft.)	7.5 m (24.6 ft.)
Side yard, minimum	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	3.5 m (11.5 ft.)	3.5 m (11.5 ft.)
Side Yard abutting a street	3 m. (9.8 ft.)	3 m. (9.8 ft.)	3 m. (9.8 ft.)	6 m (19.7 ft.)
Site coverage, maximum	40%	40%	50 %	50 %
Principal Building area, minimum	70 m ² 1753 sq. ft.) per unit	70 m ² 753 sq. ft.) per unit	70 m ² 1753 sq. ft.) per unit	50m ² 1538 sq. ft.) per unit
Building height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)

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- No minimum requirement for parks, playgrounds and public works
- See Sections 5.13 and 5.13 for yard reductions and encroachments.

2. Off street parking shall be provided as outlined in Section 5.15
3. Discretionary Use Criteria
In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.
4. Cannabis businesses and production facilities are prohibited.

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9A R3 – SMALL DWELLING RESIDENTIAL DISTRICT

9A.1 Permitted Uses

1. The following are permitted uses in the R3 Residential District:
 - (g) single detached dwellings;
 - (h) parks and playgrounds;
 - (i) public works excluding sewage lagoons and landfills; and
 - (j) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

9A.2 Discretionary Use

2. The following are discretionary uses in the R3 Residential District:
 - (i) home-based business and home occupations (see Sec. 5.17);
 - (j) daycare centres (see Sec. 5.21);
 - (k) cultural institutions; and
 - (l) places of worship;

9.4

10. RMH - RESIDENTIAL MOBILE HOME COURT DISTRICT

10.1 Permitted Uses

1. The following are permitted uses in the RMH District:
 - (a) mobile homes for use as a single unit dwelling in approved mobile home courts;
 - (b) public works;
 - (c) parks and playgrounds;
 - (d) public recreation facilities; and
 - (e) buildings, structures, or uses that are secondary and subordinate to, and located on the same site as the principal building.

10.2 Discretionary Uses

1. The following are discretionary uses in the RMH District:
 - (a) Mobile home Courts;
 - (b) RV Parks;
 - (c) home-based business and home occupation; and
 - (d) day care centres (see Sec 5.21); and
 - (e) personal care homes (see Sec. 5.22);
 - (f) **Marina, Type 1**

Amended as per
Bylaw 23/2016

10.3 Regulations

1. Development shall conform to the following table:

Requirement*	Mobile Home Space	Mobile Home Court**
Site area, minimum	450 m ² (4844 sq. ft.)	20,000 m ² (4.9 acres\
Site width, minimum for rectangular sites	15 m (49.2 ft.)	45 m (147.6 ft.)
Site depth, minimum	Nil	60m (196.9 ft.)
Front yard, minimum	6 m (19.7 ft.)	Nil
Rear yard, minimum	6m(19.7ft.)	Nil
Side yard, minimum	1.2 m (3.9 ft.)	Nil
Site coverage, maximum	40%	Nil
Building height, maximum	6 m (19.7 ft.)	6 m (19.7 ft.)

* There are no minimum requirements for parks, playgrounds or public work

** The development standards apply to the overall court, not to individual spaces within the court.

2. Off street parking shall be provided in accordance with Section 5.15.

3. Mobile Home Court Regulations:

In addition to Section 5.28 the following Development Standards apply to Mobile Home Courts:

- (a) each mobile home space shall:

- i) abut an internal road and have a driveway minimum width of 4.5 m;
- ii) be clearly defined on the ground by permanent markers and permanently addressed with a number;
- iii) be provided with a mobile home stand upon which a mobile home may be suitable installed, and each stand shall be located
 - a minimum of 5 m (16.4 ft.) from any adjacent mobile home stand;
 - a minimum of 3 m (9.8 ft.) from any court boundary;
 - a minimum of 3 m (9.8 ft.) from any internal road;
 - a minimum of 15 m (49.2 ft.) from any mobile home stand or permanent court structure located on the opposite side of a court street;
- iv) a minimum of 10 percent of the total area of a mobile home court shall be provided in a suitable location for the recreation use and the enjoyment of the court occupants;

- (b) no accessory building shall be located in any required side yard; and

- (c) only accessory buildings and uses for the administration of or exclusive use of the mobile home court residents shall be permitted.

- (d) A buffer area with a minimum width of 6 metres shall be provided around the perimeter of the site. The buffer area shall not contain any buildings or roadways.

4. Cannabis businesses and production facilities are prohibited.

11. F- FRONTAGE OVERLAY DISTRICT

The Frontage overlay prescribes the minimum lot frontage in residential districts. Council may apply an F overlay to any site or sites within a residential district. All density overlay districts will be indicated on the Zoning Map as follows F-x where the F indicates that the frontage overlay district applies to the lots and the x represents the minimum lot frontage, in metres.

12 C1 - COMMERCIAL DISTRICT

12.1 Permitted Uses

1. The following are permitted uses in the C1 - Commercial District:
 - (a) confectionaries;
 - (b) retail stores;
 - (c) bakeries with retail sales;
 - (d) restaurants;
 - (e) laundromats;
 - (f) personal services establishments;
 - (g) banks and financial institutions;
 - (h) medical and dental offices, clinics, and laboratories;
 - (i) professional and administration offices;
 - (j) printing plants, newspaper offices;
 - (k) places of worship, religious institutions;
 - (l) libraries, cultural institutions;
 - (m) clubs;
 - (n) public halls and community centers;
 - (o) studios;
 - (p) miniature golf courses;
 - (q) green houses;
 - (r) bus terminals;
 - (s) public works; and
 - (t) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5, except ship containers.

12.2 Discretionary Uses

1. The following are discretionary uses in the C1 District
 - (a) dry cleaners;
 - (b) service or repair shops for small household goods and appliances;
 - (c) car washes;
 - (d) day care centers and adult day care centers;
 - (e) dwelling units;
 - (f) furniture and appliance sales and service;
 - (g) gas bars and service stations;
 - (h) hotels, motels, and lodges;
 - (i) lumber yards and building supply establishments;
 - (j) U) lounges, night clubs, brew pubs, and taverns;
 - (k) theatres, assembly halls;
 - (l) golf courses and driving ranges;
 - (m) veterinary hospitals and offices of veterinary surgeons;
 - (n) marinas, Type II;
 - (o) petting zoos;
 - (p) campgrounds;
 - (q) recreational vehicle facility; and
 - (r) RV Parks

- (s) riding stables/ boarding stables;
- (t) Dog and cat kennels; and
- (u) Ship containers for storage.
- (v) cannabis business
- (w) cannabis production facility

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12.3 Regulations

5. Development Standards

Requirement	Tourist campgrounds, Hotels, Motels, Lodges, Service Stations, Gas Bars, petting zoos, riding stables and commercial recreational operations	All Other Uses*
Site area, minimum	930 m' (10,010 sq. ft.)	450 m' (4844 sq. ft.)
Site frontage, minimum for rectangular sites	30 m (98.4 ft.)	15 m (49.2 ft.)
Site frontage minimum for non-rectangular sites	11 m (36 ft.) except 15 m (49.2 ft.) for motels, with a mean width of 30 meters	11 m (36 ft.), with a mean width of 15 m (49.2 ft.)
Front yard, minimum	10% of site depth	Nil
Rear yard, minimum	3 m (9.8 ft.)	6 m (19.7 ft.)**
Side yard, minimum	Nil, except 6 (19.7 ft.) m abutting a residential district without an intervening lane or street	Nil, except 1.5 m (4.9 ft.) abutting a residential district without an intervening lane or street
Building Height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)

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* There are no minimum requirements for public works

** Sites with a rear site line facing the lakeshore shall have a minimum 15 m (49.2 ft.) yard setback on the lake side of the site.

6. All machinery, building supplies, vehicle parts, dismantled vehicles, building and construction supplies, and similar articles shall be stored within a building or screened with a solid fence or vegetation so as not to be visible from the street or adjacent site.
7. Off Street shall be provided as outlined in section 5.15.
8. Discretionary Use Criteria

In addition to the above Regulations and additional standards in sub-section 12.3.5, Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific Lise as contained in Section 5.

9. Additional Standards for Discretionary Uses

- Service stations and gas bars are to be located along provincial highways or arterial roads. Fuel pumps and other accessory equipment shall be located at least 6 m (19.7 ft.) from any street or site line.
- On sites used for service stations, gas bars, and motels, a 3 m (9.8 ft.) landscaped strip lying parallel to and abutting the front site line shall be installed and maintained, and on corner lots a 1.5 m (4.9 ft.) landscaped strip lying parallel to and abutting the flanking street shall be installed and maintained.
- All dwelling units shall have an entrance separate from that of the commercial establishment, and dwelling units must be provided with a fire exit secondary to the required entrance.
- All discretionary uses are to be located at least 100 m (328 ft.) from a bank of a water course or water body except golf courses, marinas and dwelling units that are incorporated into the primary building used for a permitted use.

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10. All commercial properties that border residential zoned districts are required to have a privacy fence of no less than 6 feet high.

13. CS - COMMUNITY SERVICE DISTRICT

13.1 Permitted Uses

1. The following are permitted uses in the CS District:
 - (a) cemeteries;
 - (b) clubs;
 - (c) government offices and facilities;
 - (d) halls and auditoriums;
 - (e) hiking, bicycling, skiing, and horseback riding trails;
 - (f) public recreation facilities;
 - (g) public works, except sewage lagoons and landfills;
 - (h) schools, educational institutions;
 - (i) institutional camps;
 - (j) playgrounds;
 - (k) parks; and
 - (l) sports fields.
 - (m) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

13.2 Discretionary Uses

1. The following are discretionary uses in the CS District:
 - (a) campgrounds;
 - (b) airports and aircraft hangers;
 - (c) marinas Type II;
 - (d) boatlaunches;
 - (e) dwellings;
 - (f) mobile homes;
 - (g) tree farms;
 - (h) commercial recreation facility;
 - (i) water skiing ponds;
 - (j) recreational vehicle parks; and
 - (k) dog/cat boarding kennels.

13.3 Regulations

1. Development Standards:

Requirement*	All Uses
Site area, minimum	N/A
Site frontage, minimum for rectangular sites	N/A
Site frontage minimum for non-rectangular site	N/A
Front yard, minimum	7.5 m (24.6 ft.)
Rear yard, minimum	7.5 m (24.6 ft.)
Side yard, minimum	3.5 m (11.5 ft.)
Site coverage, maximum	50%
Building height, maximum	11 m (36 ft.)

- *No minimum requirement for parks, playgrounds and pub/lo works*
2. Off street parking shall be provided as outlined in section 5.15.
3. Discretionary Use Criteria
In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.
4. Cannabis businesses and production facilities are prohibited.

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14 IL - INDUSTRIAL DISTRICT

14.1 Permitted Uses

1. The following are permitted uses in the IL District:
 - (a) establishments for the sale, storage rental, or servicing of motor vehicles, snowmobiles, boats, and recreational vehicles;
 - (b) construction trades;
 - (c) lumber yards;
 - (d) trucking and septic hauling operations;
 - (e) excavation, topsoil, sand, and gravel operations
 - (f) personal storage facilities;
 - (g) locker plants;
 - (h) pre-built or pre-fabricated homes sales and display;
 - (i) public works;
 - (j) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5; and
 - (k) ship containers as accessory storage units.

14.2 Discretionary Uses

1. The following are discretionary uses in the IL District:
 - (a) a dwelling unit for an owner or caretaker attached to or part of the principal industrial building;
 - (b) solar and wind energy systems; and
 - (c) dog/cat kennels
 - (d) **cannabis business**
 - (e) **cannabis production facility**

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Regulations

1. Development Standards

Requirement*	All Uses
Site area, minimum	930 m ² (10,010 sq. ft.)
Site frontage, minimum	18 m (59 ft.)
Front yard, minimum	6 m (20 ft.)
Rear yard, minimum	6 m (20 ft.)
Side yard, minimum	1.5 m (5 ft.)

* There are no minimum requirements for public works

2. Uses requiring regulated storage of materials under the Hazardous Substances and Waste Dangerous Goods Regulations of the *Environmental Management and Protection Act* are not permitted.

3. Off street parking shall be provided as outlined in section 5.15.
4. Discretionary Use Criteria
In addition to the above Regulations Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.

15. RC- RESOURCE CONSERVATION DISTRICT

15.1 Permitted Uses

1. The following are permitted uses in the RC District:
 - (a) beaches;
 - (b) hiking, bicycling, skiing, and horseback riding trails;
 - (c) picnic grounds and day use areas;
 - (d) natural and heritage resource interpretation;
 - (e) public works; and
 - (f) Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, permitted, principal use in accordance with Section 5.5.

15.2 Discretionary Uses

1. The following are discretionary uses in the RC District:
 - (a) Marinas, Type I;
 - (b) motorized vehicle trails; and
 - (c) unserviced campgrounds.

15.3 Regulations

1. Buildings shall only be allowed as accessory uses, once the principal use has been established and once the Development Officer or, in the case of a discretionary use, Council is satisfied that it is necessary to locate the building within the RC zoning district.
2. Maximum site coverage by a building is 5%.
3. The cutting of trees or the altering of the landscape or of water bodies or water courses is prohibited except in conformance with the policy set forth in the District Official Community Plan.
4. The operation of motorized vehicles, including all-terrain vehicles and snowmobiles is limited to trails designated by Council for such use and to roads providing access to those trails.
5. Cannabis businesses and production facilities are prohibited

APPENDIX A- ZONING DISTRICT MAP

The following "Overview Map" and "Map Sheets 1 to 16 inclusive" dated 2015-08-10 comprises the "Zoning District Map" as referred to in Section 4.2.1.