

**THE RESORT VILLAGE OF CANDLE LAKE**  
**ZONING BYLAW 05-2026**

A Bylaw of the Resort Village of Candle Lake to adopt a Zoning Bylaw.

The Council of the Resort Village of Candle Lake, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Resort Village of Candle Lake hereby adopts the Resort Village of Candle Lake Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- (2) The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 03/2016, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of the Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Chief Administrative Officer)

Certified a True Copy of the Bylaw adopted by Resolution of Council  
On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_



**THE RESORT VILLAGE OF CANDLE LAKE**

**ZONING BYLAW 05-2026**

Being Schedule "A" to Bylaw No. 5-2026  
of the Resort Village of Candle Lake

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(Mayor)

SEAL

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(Chief Administrative Officer)



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# 1 INTRODUCTION

Under the authority of *The Planning and Development Act, 2007*, and Bylaw No. XXXX the North Central Planning District Official Community Plan, the Council of the Resort Village of Candle Lake in the Province of Saskatchewan, in open meeting, hereby enact as follows:

## 1.1 TITLE

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

## 1.2 SCOPE

1.2.1 Development shall be permitted within the limits of the Resort Village of Candle Lake only when in conformity with the provisions of this Bylaw subject to the right of appeal provisions of *the Act*.

## 1.3 PURPOSE

1.3.1 This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the District Official Community Plan for the North Central Planning District.

## 1.4 SEVERABILITY

1.4.1 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 in part, other than the section, clause, provision or anything shown on the *Zoning District Map*, declared to be invalid.

## 2 INTERPRETATION

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:

**1:100 Year, 24-hour Storm** means a precipitation event with a 1% annual probability of occurrence, as defined by Environment Canada IDF curves.

**Abutting** means touching and sharing a common site line or boundary.

**Accessory Building or Use** means a building or use which:

- (a) is subordinate to and serves the principal building or principal use;
- (b) is subordinate in area, extent, and purpose to the principal building or principal use served;
- (c) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and,
- (d) is located on the same site as the principal building or principal use served.

**Accessory Dwelling Unit (ADU)** - See Dwelling, Accessory.

**Act** means *The Planning and Development Act, 2007*.

**Adult Day Care** means an establishment for the placement, care, and supervision of adults, but does not include the provision of overnight supervision.

**Adult Day Care – Type I** means an adult day care with up to five persons under supervision at any one time.

**Adult Day Care – Type II** means an adult day care with more than five persons under supervision at any one time.

**Adult Entertainment Facility** means, whether as a principal, accessory or ancillary use, a venue which features live entertainment, motion pictures, video tapes, video discs, slides or similar electronic or photographic reproductions of adult entertainment including striptease, wet clothing contests, or similar adult performances.

**Aircraft Hangar (private)** means a building used for the storage and light maintenance of aircraft owned or operated by the property occupant for personal, non-commercial use.

**Alteration** means any structural change in, or addition to, a building or structure, and shall include a change from one type of use to another.

**Ambulance Station** means a facility for receiving requests for ambulance service and for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to *The Ambulance Act* and having a current contract with the Regional Health Authority.

**Ancillary Use** means a use that is secondary and subordinate in size, extent, and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site.

**Animal Hospital** means a place used for the care and treatment of small and large animals involving out-patient care, medical procedures involving hospitalization, and the keeping of animals in outdoor pens.

**Balcony** means a platform, projecting from the face of a wall, cantilevered or supported by columns or

brackets and usually surrounded by a railing.

**Bare Land Condominium** means a condominium divided into bare land units as defined in *The Condominium Property Act, 1993*.

**Bare Land Unit** means a bare land unit as defined within *The Condominium Property Act, 1993*.

**Bed and Breakfast Home** means a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodations and one meal per day to members of the general public, for periods of two weeks or less, and in which:

- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- (b) 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,
- (c) the meal which is provided is served before noon each day.

**Boarder** means a person who rents sleeping accommodations which have no individual cooking facilities, and who may be furnished with meals or other services as part of the consideration, but who is not a member of the household occupying the principal dwelling unit.

**Boulevard** means the strip of land between the curb and the property line, or in the absence of a curb, the strip of land between the road/pavement edge and the property line. The boulevard is located within the road right-of-way.

**Building** means a structure constructed or placed on, in, or over land, but does not include a public highway, and includes any structure covered by a roof and supported by walls or columns.

**Building Bylaw** means any Bylaw of the Resort Village of Candle Lake regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

**Building Front Line** means the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which face the front site line.

**Building Height** means the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the midpoint of a mansard roof and to the mean height level between eaves and ridge for a gable, hip, or gambrel roof.

**Building Line, Established** means a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

**Building Permit** means a permit issued under a Building Bylaw of the Resort Village of Candle Lake authorizing the construction of all or part of a building or structure.

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

**Building Rear Line** means the line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which face the rear site line.

**Building Side Line** means the line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which face the side site line.

**Bulk Fertilizer Operation** means a facility for the storage and distribution of fertilizer in bulk quantities but not including retail sales or processing.

**Bylaw, this** means the *Zoning Bylaw of the Resort Village of Candle Lake*.

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

**Campground, Public** means the seasonal operation of an area of land managed as a unit, providing temporary, short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles, and campers, used by travelers and tourists, and which is operated by the province, the municipality, or a non-profit organization and open to the general public.

**Campground, Unserviced** means the seasonal operation of an area of land managed as a unit, providing temporary, short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles, and campers, used by travelers and tourists without access to full municipal services, such as water, sewer, or electrical hookups.

**Cannabis Production Facility** means a facility, approved under federal and provincial regulations, which is used in whole or in part for the planting, cultivation, testing, harvesting, processing, and distribution of the cannabis plant and any of its derivatives.

**Cannabis Retail Store** means a retail store, approved under federal and provincial regulations that sells cannabis and any of its derivatives.

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

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

**Cemetery** means property used for the interment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

**Chief Administrative Officer** means the Chief Administrative Officer for the Resort Village of Candle Lake.

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

**Common Wall** means a vertical wall without an opening, separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be common to both dwelling units.

**Communication Facility** means an Industry Canada regulated communication facility, including radio television cellular telephone and microwave transmission towers and accessory buildings.

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

**Community Garden** means an area of land that is managed and maintained by a formal or informal group of individuals to grow and harvest food crops and/or non-food ornamental crops for personal or group use, consumptions, donation or sale at a farmers' market or farm stand. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the

group and may include common areas maintained and used by group members.

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

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

**Corner Site** means a site at the intersection or junction of two or more streets (refer to Figure 2-4).

**Council** means the Council of the Resort Village of Candle Lake.

**Cultural Institution** means an establishment such as a museum, art gallery, library, and similar facilities of historical, educational, or cultural interest which are not commercially operated.

**Custodial Care Facility** means either:

- (a) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act (Canada)* or *The Summary Offences Procedure Act, 1990 (Saskatchewan)*; or,
- (b) a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*,  
in which the number of persons in detention, custody or residence does not exceed four.

**Day Care Centre** means a facility for the non-parental care of over four (4) preschool age children on a daily basis, including after school programs, and licensed under *The Child Care Act* or *Education Act*.

**Deck** means a raised platform, with or without rails, for use by those occupying the principal building.

**Deck or Patio, Covered** means a single storey deck or patio which is covered with a permanent roof structure which may be enclosed by walls, windows or screens and which is attached to the dwelling but not integrated into the dwelling unit by virtue of the extension of the dwelling unit's heating or cooling system or the removal of the exterior door between the deck or patio and the dwelling unit. In addition, 50% of the walls must be openings and no basement may be constructed under the deck or patio. Typically, an attached covered deck or patio would provide up to three-season accommodation and would not provide fully livable floor space.

**Development** means the conducting of any building, engineering, mining, or other operations in, on, or over land, or the making of any material change in the use or intensity of use of any building or land.

**Development Permit** means a document authorizing a development, issued pursuant to this *Zoning Bylaw*.

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

**District Official Community Plan** means the *District Official Community Plan* for the North Central Planning District.

**Dock** means a structure used for the docking or moorage of watercraft and shall be regulated in accordance with the Resort Village of Candle Lake Dock, Boat Lift and Watercraft Bylaw, as amended.

**Dwelling** means a place where someone lives or resides temporarily or permanently.

**Dwelling, Accessory (ADU)** means a self-contained residential unit that is secondary to a principal dwelling on the same lot. ADUs are intended to provide additional housing options while maintaining the character and scale of residential neighborhoods. They may be occupied by family members, tenants, or used for other residential purposes permitted by the zoning bylaw. ADUs include:

- (a) **Dwelling, Secondary Suite** means an accessory dwelling unit located within a principal dwelling.
- (b) **Dwelling, Garden Suite** means an accessory dwelling unit constructed in a detached building located in the rear yard that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling.
- (c) **Dwelling, Garage Suite** means an accessory dwelling which is attached to or made a part of a detached accessory building located in the rear yard that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the principal.
- (d) **Bunk House** means a detached accessory building used for human habitation and sleeping purposes and does not include cooking facilities or kitchen components and may not include independent sanitation or bathroom facilities. Notwithstanding the exemption of independent cooking and sanitation facilities, a bunk house is subject to all other general regulations and development standards applicable to ADUs and Garden Suites. A bunk house shall not exceed a maximum floor area of 12 m<sup>2</sup> and is exempt from the larger floor area allowances provided for other Accessory Dwelling Units in Section 5.

**Dwelling, Duplex** means a dwelling containing two separate principal dwelling units within a single structure, typically arranged either side-by-side or one above the other. Each unit must have its own independent entrance, kitchen, and bathroom facilities. A duplex is distinct from semi-detached housing because both units share the same lot and building, rather than being two separate buildings on separate lots.

**Dwelling Group** means a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

**Dwelling, Hangar** means a building designed to include both a principal dwelling unit and aircraft storage area.

**Dwelling, Manufactured Mobile Home** means a mobile home that conforms to Canadian Standards Association, Construction Standard No. Z240 MH. Mobile homes are designed to provide permanent living accommodation within manufactured home courts or on other permitted sites. Mobile homes are built to be a transportable, single- or multiple-section, one-storey dwelling ready for occupancy on completion of set-up in accordance with the manufacturer's instructions.

**Dwelling, Manufactured Recreation Vehicle** means a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z240 RV. Recreational vehicles are designed to provide temporary living accommodation for campers or travelers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, fifth wheels, travel trailers and park model trailers.

**Dwelling, Manufactured Park Model** means a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z241. Park model trailers are designed to be relocated from time to time and provide seasonal living accommodation within long term campgrounds and other permitted sites.

**Dwelling, Multiple Unit:** Shall mean a building constructed on a permanent foundation and divided into three or more dwelling units as defined herein and shall include town or row houses and apartment dwellings but not hotels or motels.

- (a) **Dwelling, Multiple Unit Townhouse (Rowhouse)** means a multiple-unit dwelling constructed on a permanent foundation in which each unit has its own entrance to the outside and each unit is separated from other units by a common wall or ceiling which has no openings.
- (b) **Dwelling, Street Townhouse (Rowhouse)** means a multiple-unit dwelling constructed on a permanent foundation, designed as one cohesive building in terms of architectural design, which contains three or more similar attached dwelling units, each of which fronts on a street, has direct access to the outside at grade and is not above another dwelling.
- (c) **Dwelling, Group** means a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.
- (d) **Dwelling, Multiple Unit (Apartment)** means a multiple unit dwelling constructed on a permanent foundation and divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence and is accessed from the outside, a common indoor area, or both, but not including hotels, motels or townhouses.

**Dwelling, Semi-Detached** means a building containing two dwelling units, each on its own site or parcel, with a common wall dividing the two dwelling units.

**Dwelling, Single Detached** means a detached building constructed on a permanent foundation consisting of one dwelling unit as herein defined. This definition shall apply to a Ready-to-Move and Modular Dwelling but shall not include a Manufactured Mobile Home, Manufactured Recreational Vehicle or Manufactured Park Model Trailer as herein defined.

- (a) **Dwelling, Modular** means a dwelling which is constructed of prefabricated parts, unit modules and/or finished sections built in a factory and which are transported to the site for assembly on a fixed, approved foundation that complies with the requirements of the National Building Code of Canada and Canadian Standards Association, Construction Standard A277.
- (b) **Dwelling, Ready-to-Move (RTM)** means a ready-to-move one or two unit dwelling which is built to completion off-site using conventional lumber and building practices according to the current National Building Code of Canada and Canadian Standards Association, Construction Standard A277, and which is transported to the site as a complete unit for placement on a fixed approved foundation which complies with the requirements of The National Building Code of Canada.

**Dwelling, Temporary** means a Recreational Vehicle temporarily placed on property as may be permitted by this bylaw.

**Dwelling Unit** means a separate set of living quarters, whether occupied or not, containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens, or other cooking appliances.

**Educational Institution** means a post-secondary college, university, or technical institution, but shall not include a private school.

**Electric Vehicle Charging Station (EVCS)** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

**Engineered Granular Surface** means a parking or driving surface composed of aggregate materials (such as gravel or crushed rock) that have been professionally prepared, placed, and compacted to function as a durable, dust-free surface.

**Exotic Animal** means an animal not indigenous to Canada and not commonly kept as a household pet in Canada.

**Fabric Covered Structure, Accessory** means an accessory building pre-manufactured consisting of wood framing, tubular metal, or tubular plastic frame, covered on the roof and sides with fabric, reinforced plastic, vinyl, or other sheet material, intended for temporary storage purposes.

**Family Child Care Home** means an accessory use to a dwelling, where the occupants of the dwelling provide childcare services, supervision, or pre-school services.

**Family Childcare Home, Type I** means a family childcare home where the total number of children under care or supervision, including the number of children who are residents in the dwelling, does not exceed four (4).

**Family Childcare Home, Type II** means a family childcare home where the total number of children under care or supervision, including the number of children who are residents in the dwelling, does not exceed eight (8).

**Farmers' Market** means a temporary or seasonal outdoor or indoor market where multiple vendors gather to sell locally grown or produced agricultural products, homemade goods, and artisan items directly to consumers. Farmers' Markets are typically held on a regular schedule (e.g., weekly, or monthly).

**Farm Stand** means a seasonal direct-marketing operation without a permanent structure and offering outdoor shopping for the sale of locally produced agricultural products including those produced in a community garden, enhanced agricultural products, and handmade crafts.

**Fence** means an artificially constructed barrier erected to enclose or screen areas of land.

**Financial Institution** means a bank, credit union, trust company, or similar establishment.

**Flankage** means the side site line of a corner site which abuts the street.

**Floor Area** means the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, unfinished attic, or unfinished basement.

**Flood Fringe** means the portion of the flood plain inundated by the 1:500 year flood that is not floodway.

**Flood Plain** means the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and flood fringe.

**Floodway** means the portion of the flood plain adjoining the channel where the waters in the 1:500-year flood are projected to:

- (a) meet or exceed a depth of one metre; or,
- (b) meet or exceed a velocity of one metre per second.

**Frontage** means the side of a site abutting a street and, in the case of a corner site, the narrower of the two sides is the frontage. In the event that the lot is square, it would be the side chosen as the front, provided it is a corner lot. For lots located on a cul-de-sac or curved street, the required frontage shall be measured along the front lot line at the minimum front yard setback distance from the street line (refer to Figure 2-1).

**Fuel Storage Depot, Bulk** means a facility for the storage and distribution of petroleum and petrochemical products in bulk quantities, but not including retail sales or processing, and may include key-card pumps.

**Fuel Storage Tank, Above Ground** means a storage tank, any portion of which is above grade, and which contains gasoline, diesel fuel, or propane for retail sale or dispensing into motor vehicles.

**Fuel Storage Tank, Underground** means a storage tank, which is constructed below grade, and which contains gasoline, diesel fuel, or propane for retail sale or dispensing into motor vehicles.

**Fuel Bulk Storage Tank, Bulk** means a storage tank for the purpose of storing fuels for distribution.

**Garage, Private** means a residential accessory building used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home based business, and in which no space is rented to or by a non-resident of the premises.

**Garage, Public** means is a building or part of a building used for the repair, servicing, washing, painting, or storage of motor vehicles, and may include facilities for the sale of fuel, lubricants, and accessories.

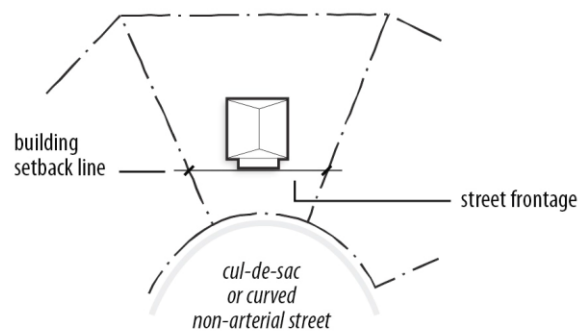
**Gas Bar** means a building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

**Geothermal Energy System** means a system that provides a renewable source of energy that taps deep into the heat of the earth's crust.

**Grade Level** means the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk-out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

**Gross Floor Area** means the sum of the gross horizontal area of the building measured at each floor level. All dimensions shall be measured between exterior faces of exterior walls.

**Gross Floor Space Ratio** means the ratio of the gross floor area of the principal building, exclusive of any parking area, divided by the site area.



**Figure 2-1: Frontage along a Curve**

**Habitable** means any room in a dwelling, such as a bedroom, bathroom, kitchen or living room, other than a non-habitable room.

**Habitable, non** means a space in a dwelling providing a service function and not intended primarily for human occupancy, including entry ways, corridors, or storage areas.

**Hard Surfaced** means the provision of a durable, dust-free material constructed of concrete, asphalt, or similar pavement.

**Hazard Land** means land, which is subject to flooding, ponding, subsidence, landslides, erosion, or contamination.

**Hazardous Material** means any product, substance, or organism which, because of its quantity, concentration, or risk of spill, or its physical, chemical, or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) Corrosives;
- (b) Explosives;
- (c) Flammable and combustible liquids;
- (d) Flammable solids; substances liable to spontaneous combustion; substances that on contact with water emit flammable gases;
- (e) Gases, compressed, deeply refrigerated, liquefied, or dissolved under pressure;
- (f) Oxidizing substances; organic peroxides;
- (g) Poisonous (toxic) or infectious substances;
- (h) Radioactive materials;
- (i) Waste Dangerous Materials; and/or,
- (j) Any other environmentally hazardous substance.

**Health Care Clinic** means a facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury, or other physical condition on an out-patient basis.

**Highway Corridor Sign** means a freestanding or mounted sign located within a designated sign corridor adjacent to a provincial highway, intended to advertise or promote local businesses, services, attractions, or community events. These signs are regulated to ensure safety, aesthetics, and compliance with provincial and municipal standards.

**Home Based Business** means an accessory use of a dwelling unit by a resident of the dwelling for a business which is secondary and incidental to the primary use of the dwelling as a residence and does not change the residential character of the buildings or site.

**Home Occupation** means a low-impact commercial activity conducted entirely within a dwelling unit by the resident(s) of that dwelling. It is clearly secondary to the residential use of the property and must not alter the residential character of the neighborhood.

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

**Indoor Storage Rental Facility** means a building or buildings containing separate secured storage units designed to be rented or leased for private storage of personal goods, materials and equipment, household goods, furniture, general merchandise, and vehicles, excluding:

- (a) highly flammable materials, chemicals, odorous, explosive, or other inherently dangerous or noxious goods; and
- (b) hazardous materials as defined in this Bylaw.

**Industrial Complex** means a building or a group of buildings located on the same site that are managed as a single unit, all for their mutual benefit, including the use of off-street parking and other joint facilities; and more than two approved permitted or discretionary uses are located on that site.

**Industrial, General Use** means any of the following uses:

- (a) the processing of raw or finished materials;
- (b) the manufacturing or assembly of goods, products, or equipment;
- (c) the cleaning, servicing, repairing, or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations of goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with non-industrial development;
- (d) the storage or transshipment of materials, goods, and equipment, including warehouses.
- (e) the training of personnel in general industrial operations;
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

**Intensive Agricultural Use** means a principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including a livestock facility.

**Intersection** means an area where two or more streets or lanes meet or cross at grade.

**Junk and Salvage Yards** means uses including, but not limited to, uses involved in salvaging, storing, or selling scrap metal, paper, plastic, glass, wood, and other waste material, as well as unlicensed vehicles and used vehicle parts.

**Kennel, Boarding** means the temporary accommodation of dogs, cats, or other domestic animals for commercial purposes.

**Landscaping** means the changing, rearranging, or adding to the original vegetation of a site, including site grading, addition of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.

**Landscaping, Hard** means landscape features consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding gravel, loose rock, outdoor carpeting, or monolithic concrete and asphalt.

**Landscaping, Soft** means landscape features consisting of vegetation such as trees, shrubs, hedges, and grass.

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

**Light Manufacturing** means a light industrial use where all processing, fabricating, assembly, or disassembly of items takes place within an enclosed building, including, but not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

**Loading Space** means a space, measuring at least 3.0 metres in width and 7.5 metres in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

**Lot** means an area of land with fixed boundaries, and which is of record with the Information Services Corporation by Certificate of Title.

**Lounge** means a room or area adjoining a restaurant that permits the sale of beer, wine, or spirits for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted,

either in the lounge or in the restaurant attached to the lounge. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant.

**Mall** means a commercial building in which either permitted or discretionary uses are located together for their mutual benefit, each having their own entrance to the outside.

**Marina** means a building, structure, or place located on or adjacent to a water body that is designed, used, or intended for the docking, moorage, berthing, launching, storage, servicing, or fueling of boats or other watercraft. Marinas may operate either as an accessory component of a residential development or as a commercial enterprise open to the public and may include accessory uses where specifically permitted in this bylaw.

For this bylaw, a series or collection of docks, boat lifts, or mooring facilities shall not be considered a Marina where such facilities are individually owned or assigned and are intended solely for use by the adjacent waterfront parcel or authorized residents of a subdivision or bare land condominium, provided that:

- (a) the facilities are not operated or managed as a common enterprise;
- (b) no public or transient moorage, rental, or commercial access is provided; and
- (c) no marina-type services are provided, including but not limited to fueling, servicing, repair, or public boat launching.

Such facilities shall be considered private residential docks. All docks, boat lifts, and associated watercraft facilities, whether associated with a marina or a private residential development, shall comply with the Resort Village of Candle Lake Dock, Boat Lift and Watercraft Bylaw, as amended.

**Marina, Type I** means a building, structure, or place containing docking facilities located on a water body that is accessory to a residential subdivision, bare land condominium, or similar residential development, and where moorage is limited to residents, owners, occupants, tenants, or guests authorized by the subdivision or title documents, and is not open to the general public for rental or commercial moorage.

**Marina, Type II** means a building, structure, or place containing docking facilities located on a water body, operated on a commercial basis and open to the general public for the moorage, launching, berthing, rental, storage, fueling, servicing, or related use of watercraft, and may include accessory uses such as the sale of boating supplies or a confectionary, but shall not include food service unless specifically permitted elsewhere in this bylaw.

**Mayor** means the Mayor of the Resort Village of Candle Lake.

**Medical, Dental and Optical Laboratories** means a place fitted with medical and scientific equipment and used for the conduct of medical, dental, or optical investigations, experiments, and tests; or for the manufacture of medicines or medical aid devices but does not include the manufacture of industrial chemicals.

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

**Motel** means an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room and living accommodations for the owner or operator.

**Municipal Facility** means land and/or structures owned by the Municipality including, but not limited to, land and/or structures used for the following:

- (a) Office and/or meeting space;
- (b) Storage of municipal equipment and/or supplies; and/or
- (c) Other institutional purposes.

**Municipality** means the Resort Village of Candle Lake.

**Nightclub** means a building or portion thereof, where beer, wine or spirits are served to patrons for consumption on the premises, with or without food, and where a designated area for entertainment or dancing, but not including adult entertainment, during certain hours of operation may also be provided.

**Nonconforming Building** means a building:

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

**Nonconforming Site** means a site, consisting of one or more contiguous parcels, to which all required permits have been issued on the date that this Bylaw or any amendment to the 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.

**Nonconforming Use** means a lawful specific use:

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

**Office and Office Building** means a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.

**Park** means a development of land specifically designed or reserved for active or passive recreational use and including landscaping, facilities, playing fields, buildings, and other structures that are consistent with the general purposes of parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian/bicycle paths and pathways, landscaped buffers, arboretums, botanical gardens, playgrounds, toboggan slides, skateboard parks, swimming pools, community gardens, wading pools, and water features.

**Park, Public** means a park development on public land.

**Parking Lot** means an open area of land, other than a street, used for the temporary parking of vehicles and available for public use whether free, for charge, or for accommodation of clients or customers.

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

**Parking Space, Vehicle** means a space within a building or parking lot for the parking of one vehicle, and which has access to a developed street or lane, having minimum dimensions of 2.7 metres wide by 6.7 metres deep with direct lane access; 3.0 metres wide by 6.7 metres deep for a parallel space; and 2.7 metres wide by 6.0 metres deep for all other qualifying types.

**Patio** means an open horizontal, artificially surfaced area adjacent to the principal building, usually at grade level, intended for use as an outdoor private amenity space.

**Permitted Use** means any use or form of development, other than a discretionary use or a non-conforming

use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

**Permitted Accessory Use** means any accessory use or form of development that is directly associated and secondary in scale to the established principal use or building on a site. These uses are not capable of being the principal use of a site and must be secondary regarding the use of land and building development.

**Personal Care Home** means 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 Shop** means a business associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories and may include:

- (a) beauty salons and barber shops;
- (b) shoe repair;
- (c) dry-cleaning pick-up depots;
- (d) self-serve laundry;
- (e) tailor or seamstress;
- (f) massage services;
- (g) photography studios;
- (h) tanning beds; and
- (i) tattoo parlours,

but does not include the provision of health-related services.

**Pet Grooming Establishment** means a business associated with the grooming of small domestic animals not prohibited by the Animal Control Bylaw with the confinement of animals restricted to indoors; but not including kennels for overnight boarding.

**Photography Studio** means a place used for portrait or commercial photography, including the developing and processing of film, and the repair or maintenance of photographic equipment.

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

**Pole Shed** means a temporary structure characterized by the lack of a formal foundation which makes use of poles dug into the ground, set in place using a stabilizing agent such as cement or concrete, to support the structures roof and walls. Typical uses for this type of structure include, but are not limited to, equipment storage, garages, or workshops.

**Pre-development Discharge Rate** means the peak flow rate (in L/s) from a site under undisturbed conditions.

**Preschool** means a facility which provides a program for preschool aged children.

**Primary Seasonal Dwelling** means a dwelling that serves as the owner's principal place of residence during specific seasons (e.g., summer months) and is not occupied year-round.

**Principal Dwelling Footprint** means the total horizontal area of the principal residential building measured at ground level from the outermost exterior walls. This includes all attached components that are structurally integrated into the building, such as attached garages, enclosed porches, and covered decks. It excludes detached structures, unenclosed patios, and upper or basement levels.

**Public Hospital** means a hospital operated by the Regional Health Authority.

**Public Utility** means a government, municipality, or corporation under Federal or Provincial statute which

operates a public work.

**Public Work** means:

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

**Recreational Facility, Commercial** means a recreation or amusement facility operated as a business and open to the general public but not including adult entertainment.

**Recreational Facility, Public** means a recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public but not including adult entertainment.

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

**Recreation Vehicle Park** means a parcel of land providing locations for the long term placement of recreation vehicles and park model trailers.

**Recreational Vehicle Park, Public** means a parcel of land providing locations for the long-term placement of recreation vehicles and park model trailers, and which is operated by the province, the municipality, or a non-profit organization and open to the general public.

**Recycling Collection Depot** means a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers, and paper. The following shall not be permitted at a recycling collection depot:

- (a) processing of recyclable material other than compaction;
- (b) collection and storage of oil, solvents, or other hazardous material;
- (c) outdoor compaction.

**Residential Care Facility** means a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

**Residential Care Facility - Type I** means a residential care home in which the number of residents, excluding staff, does not exceed four (4).

**Residential Care Facility - Type II** means a residential care home in which the number of residents, excluding staff, is more than four (4).

**Resort Village** means the Resort Village of Candle Lake.

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

**Retail Store** means a place where goods, wares, or merchandise are offered for sale or rent, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

**Sandblasting** means the cleaning, smoothing, roughening, or removing of part of the surface of any article using an abrasive, jet of sand, metal shot, grit, or other material propelled by compressed air, steam or by a wheel.

**School, Private** means a facility which meets Provincial requirements for elementary, secondary, or higher education, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

**School, Public** means a facility which meets Provincial requirements for elementary or secondary education, and which secures the majority of its funding from taxation.

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

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

**Shipping Container** means a prefabricated metal container or box specifically constructed for the transport of goods by rail, ship or transport truck and used for storage.

**Shopping Centre** means a building, or group of buildings located on the same site that are managed as a single unit, all for their mutual benefit, including the use of off-street parking and other joint facilities; and where more than two approved permitted or discretionary uses are located on that site.

**Sight Triangle** means the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are a measured distance along said site lines (refer to Figure 2-2).

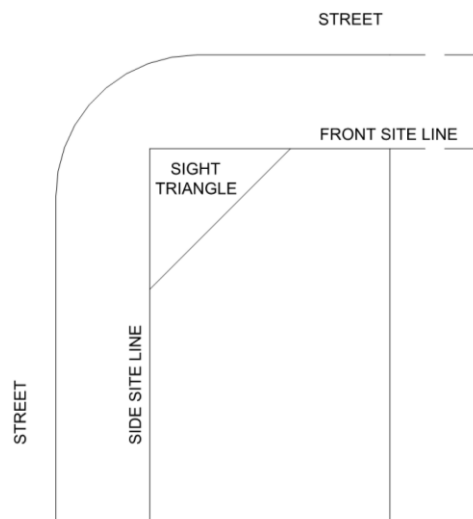


Figure 2-2: Sight Triangle

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

**Sign, Portable** means a portable, free-standing sign, mounted on a wide based frame, with a single sign face area no greater than 4.5 m<sup>2</sup> or a total gross area no greater than 9.0 m<sup>2</sup>, which can be readily moved or transported to various locations (refer to Figure 2-3).

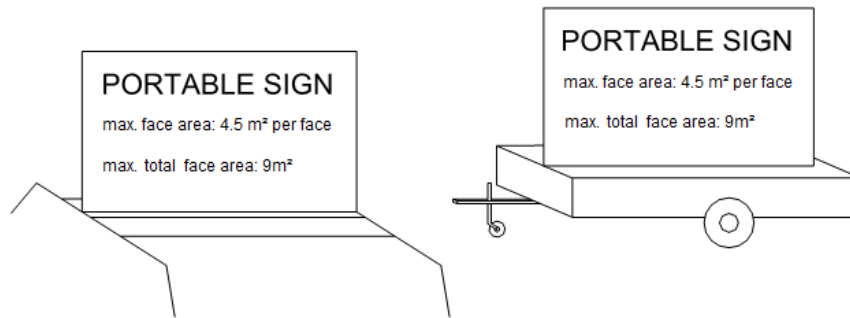


Figure 2-3: Illustration of Portable Signs

**Site** means an area of land:

- (a) under one ownership considered as a unit;
- (b) having its principal frontage on a public street; and
- (c) not divided by a public street.

**Site, Corner** means a site at the intersection of two or more streets (refer to Figure 2-4).

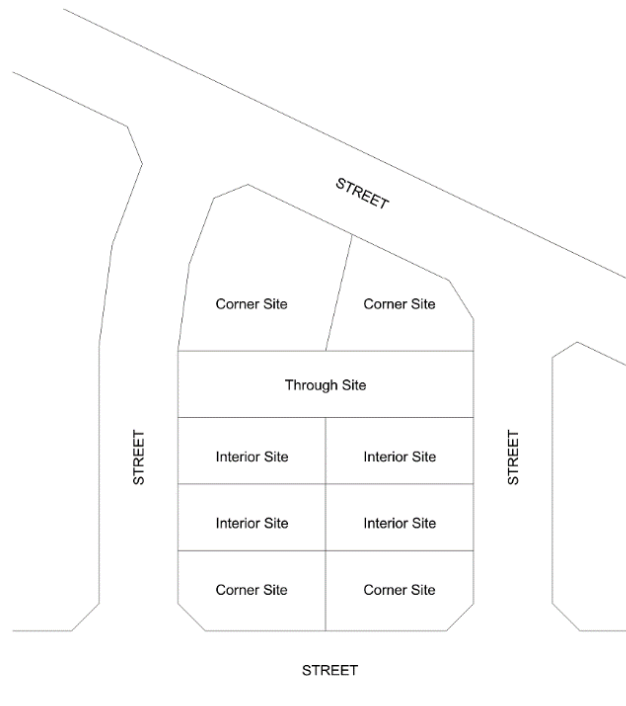


Figure 2-4: Illustration of Site Definition

**Site, Interior** means a site other than a corner site (refer to Figure 2-4).

**Site Coverage** means that portion of the site that is covered by principal and accessory buildings, including covered patios and covered decks.

**Site, Lakeshore** means a parcel of land that directly abuts the shoreline of a lake or is separated from the shoreline only by a municipal reserve or environmental reserve that derives its primary orientation or access to the lake.

**Site Line, Front** means the line that divides the site from the street right-of-way. In the case of a corner site, the front site line shall mean the line separating the narrowest street frontage of the site from the street right-of-way.

**Site Line, Rear** means the line (or point) at the rear of the site adjacent to a rear lane and opposite the front site line or in the case of no rear lane, the line or point at the rear of the site and opposite the front site line (refer to Figure 2-5).

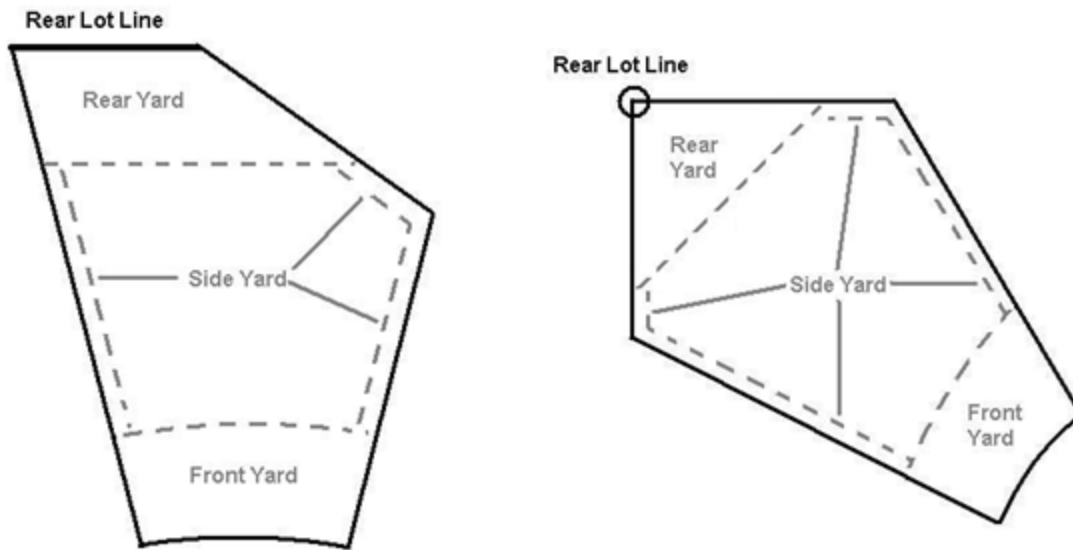


Figure 2-5: Illustration of Rear Site Lines

**Site Line, Side** means a site line other than a front or rear site line.

**Site, Through** means a site not more than one lot in depth, having a frontage on two or more streets (refer to Figure 2-4).

**Site Width** means the horizontal distance between the side boundaries of the site measured at a distance equal to the required minimum front yard from the front site line for the district in which the site is located (refer to Figure 2-6).

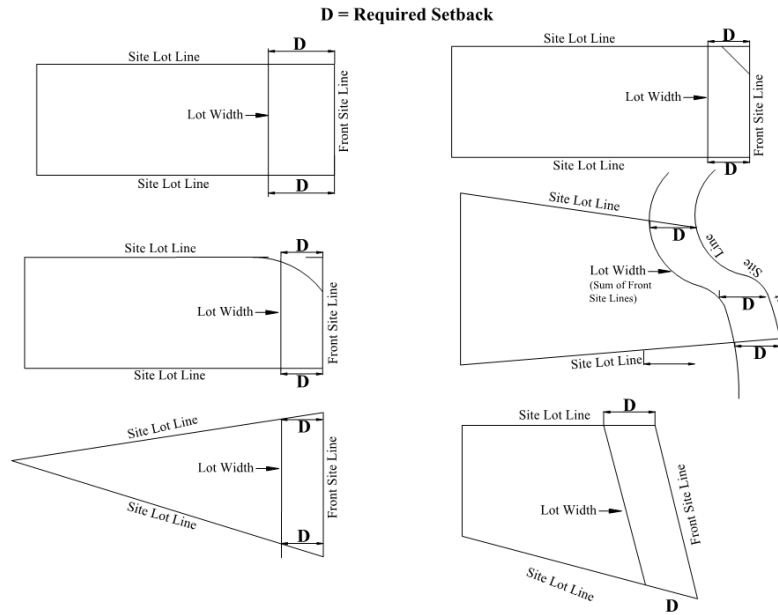


Figure 2-6: Illustrations of Site Width

**Solar Collector** means photovoltaic solar panels or modules that uses the sun's energy to heat water or produce electricity. That water or electricity can be used immediately, stored for later use or in the case of electricity fed back to the grid for use by others.

**Special Care Home** means a nursing home, supervisory care home, sheltered care home, or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

**Storey** means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A basement or cellar shall not be counted as a storey if it is designed or used for ancillary activities such as long term storage, mechanical rooms, stairways, janitorial rooms, or parking garage; and at least one half of the height of the basement or cellar, from finished floor to finished ceiling, is located below grade level.

**Street** means a public space, commonly used as a thoroughfare, which affords the principal means of access to abutting properties.

**Streetscape** means the physical elements of the street, as seen from a human perspective, that help define the character, perception, scale, and overall "feel" of the street or neighbourhood, including:

- (a) trees and other vegetation;
- (b) sidewalks, medians, and boulevards, including textural elements;
- (c) street furniture and decoration;
- (d) frontages, façades, massing, scale, and architectural aesthetic of buildings;
- (e) pedestrians and bicyclists;
- (f) moving and parked vehicles;
- (g) roadways and lanes;
- (h) signage; and
- (i) utility elements.

**Structural Alteration** means the construction or reconstruction of supporting elements of a building or other structure.

**Structure** means anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, walks or open air surfaced areas.

**Swimming Pool, Private** means an artificially created basin lined with concrete, fibreglass, vinyl, metal, or similar material, intended to contain water for the use of persons for swimming, diving, wading, or other similar activity, which is at least 600mm in depth, and includes pools situated on top of grade and hot tubs and whirlpools.

**Tavern** means a building or portion thereof where beer, wine, or spirits are served to patrons for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted.

**Temporary Development** means a building or uses that may operate for a period determined by the Resort Village and which complies with all relevant development standards.

**Temporary Work Camp** means a temporary residential complex used to house workers. The camp is usually made up of multiple mobile units, clustered in such fashion as to provide sleeping, eating, and other basic living facilities.

**Theatre** means a place devoted to showing motion pictures or dramatic, dance, musical or other live performances.

**Trailer** means a vehicle, other than a semi-trailer, farm machinery, or a recreational vehicle, which is drawn on a highway by a motor vehicle and that is designated for the conveyance of goods. Examples of a trailer include but are not limited to small utility trailers (open or enclosed), and trailers to carry boats, snowmobiles, all-terrain vehicles, jet-skis, or motorcycles.

**Type I Short Term Accommodation Rental** means a short-term rental use occurring on a residential property where the dwelling is either:

- (a) Regularly occupied by the owner as a Primary Seasonal Dwelling, and occasionally rented during temporary absences; or
- (b) Owner-occupied on-site, with the rental occurring in an approved Accessory Dwelling Unit (ADU) located on the same parcel as the principal residence.

This form of short-term rental is considered permitted in every residential district, subject to issuance of a development permit and business license by the Development Officer. No neighbour consultation is required.

**Type II Short Term Accommodation Rental** means a short-term rental use occurring in a dwelling unit that is not regularly occupied by the owner and is purpose-built or primarily maintained as a commercial investment property for the sole or primary purpose of short-term guest accommodation. This form of development requires discretionary use approval and a business license.

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

**Vehicle** means a device in or by which a person or thing may be transported or drawn on a street and includes motor vehicles, trailer coaches, semi-trailers, fire engines, fire department apparatus, and all vehicles propelled by muscular power; but does not include railway cars and other motor vehicles running only upon rails or tracks or solely upon railway company property.

**Veterinary Clinic** means a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization but shall not include the keeping of animals in outdoor pens.

**Wall Height** means the vertical distance of a building measured at the outermost building face, from grade level to the top of the wall, not including the roof.

**Warehouse** means a building used primarily for the storage of goods and materials.

**Wholesale Establishment** means the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

**Yard** means an unoccupied space open to the sky on the same site with a building or structure.

**Yard, Front** means the area between the side site lines and the front site line to the front building line.

**Yard, Rear** means the area between the side site lines, and the rear site line to the rear building line.

**Yard, Required** means a yard or yards required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

**Yard, Side** means the area between the front and rear yards and between the side site line and the side building line.

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



## 3 ADMINISTRATION

### 3.1 DEVELOPMENT OFFICER

- 3.1.1 The Development Officer shall administer this Bylaw.
- 3.1.2 The Development Officer shall be the Chief Administrative Officer for the Resort Village of Candle Lake and any other person authorized, in writing, by Council to function as a Development Officer for the purposes of this Bylaw and *The Act*.

### 3.2 DEVELOPMENT PERMITS

- 3.2.1 Except as otherwise provided in this section, no person shall undertake a development or commence a use unless a development permit has first been obtained. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to *The Act*.
- 3.2.2 A development permit is not required, but all other applicable provisions of this Bylaw are to be followed, for the following:
- (1) The maintenance of a public work by the municipality or a public utility;
  - (2) The construction of a public work by the municipality;
  - (3) The installation of a public work on any street or other public right-of-way by the municipality;
  - (4) Maintenance and repairs that do not include structural alterations;
  - (5) Accessory buildings under 9.3 square metres in area;
  - (6) Fences;
  - (7) Signs;
  - (8) Excavation, stripping, or site grading that is part of a Development Agreement which has been approved, signed, and registered.
- 3.2.3 The effective period for a development permit is 12 months. This period may be extended by the Development Officer for an additional 12 months or any portion thereof if requested in writing by the permit holder. A development permit shall be automatically invalid:
- (1) if the proposed development is not commenced within 12 months from the permit issuance date, or
  - (2) if the proposed development is legally suspended or discontinued, for a period of 12 or more months, unless otherwise indicated by Council or the Development Officer.
- 3.2.4 A building permit shall not be issued unless a development permit, where required, has been granted. If a development permit is deemed void, a new building permit or sign permit is required in conjunction with the issuance of a replacement development permit.

### 3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

- 3.3.1 Unless otherwise specifically defined within this bylaw, every application for a development permit shall be accompanied by the following:
- (1) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.
  - (2) 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.
  - (3) The complete legal description and civic address of the subject property.

- (4) One digital copy of a site plan, drawn to scale with appropriate dimensions, showing the following information:
    - (a) North arrow, streets, and lanes adjacent to the site, key plan showing nearby lot patterns, all property boundaries, identified frontage of site, site area, site geodetic elevations and the location of any existing buildings, structures, utility poles and wires, fire hydrants, underground utilities, easements, building encroachments, and the type and location of existing trees.
    - (b) 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.
    - (c) The location and size of all proposed parking spaces, aisles, and vehicle circulation areas, loading spaces, and entrances and exits to the site; and
    - (d) The location of commercial signage.
  - (5) One digital copy of scaled plans, showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions and room areas and dimensions.
  - (6) Where a proposed development involves site grading, alteration of drainage patterns, or stormwater management works, an engineered drainage and grading plan prepared and sealed by a Professional Engineer licensed in Saskatchewan, to the satisfaction of the Development Officer and generally consistent with the applicable provisions of Sections 4.14 (Stormwater Management) and 4.15 (Excavation, Stripping, Clearing and Grading).
- 3.3.2 The Development Officer may require the submission of documentation relating to the requirements for developing on hazard lands, where relevant.
- 3.3.3 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.
- 3.3.4 An RPR may be required at the discretion of the development officer as part of the development permit application to provide the following information:
- (1) Contour lines at one 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 involves changes to site grades.
  - (2) For sites adjoining a water body, the RPR shall show the bank of the water body and the water evaluation at the date of survey.

### **3.4 DEVELOPMENT PERMIT APPLICATION PROCESS**

- 3.4.1 Applications for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.
- 3.4.2 The Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Bylaw, the *District Official Community Plan* and *The Act*.
- 3.4.3 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards and time limits prescribed by Council pursuant to *The Act*.
- 3.4.4 Every decision of the Development Officer with respect to an application for a development permit

shall be in writing and a copy of the decision shall be sent to the applicant.

3.4.5 The Development Officer may revoke a development permit where:

- (1) The development permit has been issued in error.
- (2) An approved development for a permitted use is not being developed in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit.
- (3) The approval of a proposed development for a discretionary use is deemed to be invalid; or
- (4) A development is subject to an agreement which has been cancelled by Council pursuant to *The Act*.

3.4.6 The Development Officer shall give the reasons for denying or revoking a development permit.

### **3.5 DEVELOPMENT APPEALS BOARD**

3.5.1 A Development Appeals Board of the Resort Village of Candle Lake shall be appointed in accordance with *The Act*.

### **3.6 RIGHT OF APPEAL**

3.6.1 Where an application for a permitted use has been refused, the applicant shall be advised of the right of appeal to the Development Appeals Board of the Resort Village of Candle Lake.

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

3.6.3 Where an application for a discretionary use has been refused by Council, the applicant shall be advised that there is no appeal pursuant to *The Act*.

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

3.6.5 Where a person wishes to appeal to the Board, he/she shall file written notice of his/her intention to appeal with the secretary of the Board, together with an application fee as set out in the Resort Village of Candle Lake Planning and Development Fees and Charges Bylaw, as amended from time to time.

### **3.7 MINOR VARIANCES**

3.7.1 The Development Officer may vary the requirements of this Bylaw subject to the following conditions:

- (1) A minor variance may be granted for variation only of the minimum required distance of a building from the site line; and the minimum required distance of a building to any other building on the site
- (2) The maximum amount of minor variance shall not exceed a 10% variation of the requirements of this Bylaw.
- (3) The development shall conform to this Bylaw with respect to the use of land.
- (4) The relaxation of this Bylaw shall not injuriously affect neighbouring properties.
- (5) No minor variance shall be granted for a discretionary use, a discretionary form of development or in connection with an agreement on rezoning entered into pursuant to *The Act*; and
- (6) Minor variances shall only be granted for applications respecting single detached dwellings,

- two-unit dwellings, semi-detached dwellings, manufactured dwellings, and accessory buildings to such developments.
- 3.7.2 An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee as set out in the Resort Village of Candle Lake Planning and Development Fees and Charges Bylaw, as amended from time to time.
- 3.7.3 On receipt of an application for minor variance, the Development Officer may:
- (1) Approve the minor variance.
  - (2) Approve the minor variance and impose terms and conditions on the approval; or
  - (3) Refuse the minor variance.
- 3.7.4 Where the Development Officer imposes terms and conditions on an approval, the terms and conditions shall be consistent with the general development standards in this Bylaw.
- 3.7.5 Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
- 3.7.6 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land, that is the subject of the application.
- 3.7.7 The written notice shall:
- (1) Contain a summary of the application for minor variance.
  - (2) Provide a reason for and an effective date of the decision.
  - (3) Indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
  - (4) Where there is an objection described in clause (3), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.
- 3.7.8 The written notice shall be delivered by registered mail, or by personal service.
- 3.7.9 Except as provided in subsection 3.7, a minor variance, with or without terms and conditions, does not take effect until:
- (1) In the case of a notice sent by registered mail, 23 days from the date the notice was mailed.
  - (2) In the case of a notice that is delivered by personal service, 20 days from the date the notice was served.
- 3.7.10 Where the assessed property owners who have received notice pursuant to subsection 3.7 provide written notice to the Development Officer that they do not object to the minor variance, the decision approving the minor variance takes effect on the day it is made.
- 3.7.11 If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the Development Officer respecting the approval of the minor variance within the time periods prescribed in subsection 3.7, the approval is deemed to be revoked, and the Development Officer shall notify the applicant in writing:
- (1) Of the revocation of the approval; and
  - (2) Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- 3.7.12 If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

### **3.8 NONCONFORMING USES, BUILDINGS AND SITES**

- 3.8.1 Where a lot is reduced in size as a result of acquisition for a public use by the Resort Village, Provincial or Federal Government, School Division, or Public Utility, the site and buildings shall be deemed to conform with the provisions of this Bylaw, and the site shall be considered to exist as it did prior to the acquisition.
- 3.8.2 No existing building, site or use shall be deemed to be nonconforming by reason only of the conversion between the Imperial System of Measurement and the International System of Units (S.I.) where such nonconformity results solely from such conversion and is equivalent to the S.I. standard herein established.

### **3.9 DISCRETIONARY USE APPLICATIONS**

#### **3.9.1 Application Process**

- (1) Applicants must file with the Development Officer a development permit application, a site plan, any other plans, and information as required by the Development Officer and pay the required application and public hearing fees.
- (2) The application will be examined by the Development Officer for conformance with the District Official Community Plan, this Bylaw, and any other applicable policies and regulations.
- (3) The Development Officer may request comments from other government agencies where applicable.
- (4) The Development Officer will prepare a report concerning the application including recommended conditions that may be applied to an approval.
- (5) The Development Officer will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners of property within 75 metres of the boundary of the applicant's land.
- (6) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council.
- (7) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.
- (8) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.
- (9) Where an application for a discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any conditions prescribed by Council.
- (10) The Development Officer shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.

#### **3.9.2 Terms and Conditions for Discretionary Use Approvals**

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In approving any discretionary use, to minimize land use conflict, Council may prescribe specific development standards related to:
  - (a) Site drainage of storm water.
  - (b) The location of buildings with respect to buildings on adjacent property.
  - (c) Access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic.
  - (d) Appropriate space for vehicle line ups for drive through commercial facilities in

- order to reduce disruption of traffic flows on adjacent roadways.
- (e) Control of noise, glare, dust, and odour.
  - (f) Landscaping, screening, and fencing and preservation of existing vegetation to buffer adjacent properties.
  - (g) The size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs.
  - (h) Prescribed specified time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and,
  - (i) The intensity of use.
- (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Bylaw.
  - (3) Council's approval of a discretionary use application is valid for a period of 12 months from the date of approval. Council may direct that a discretionary use permit extension be granted for an additional 12 month period by the Development Officer, upon request of the applicant.
  - (4) A discretionary use approval shall be deemed to be invalid for the following reasons:
    - (a) if the proposed use or proposed form of development has not commenced within the 12 month period;
    - (b) the proposed development is not proceeding in accordance with the terms and conditions of its approval;
    - (c) If an approved discretionary use or form of development ceases to operate for a period of 12 months or more.

The Development Officer shall advise the owner and Council when a prior approval is no longer valid.

### 3.9.3 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria, and, where applicable, the use-specific criteria in Section 3.9, in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- (1) The proposal must be in conformance with all relevant sections of the District Official Community Plan and must demonstrate that it will maintain the character, density, and purpose of the zoning district, where necessary through the provision of buffer areas, separation, and screening.
- (2) The proposal must be consistent with the applicable Statements of Provincial Interest as adopted by the Province of Saskatchewan.
- (3) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
- (4) The proposal must demonstrate that it is not detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.
- (5) The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.
- (6) The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not

possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.

- (7) Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise or other impacts not in keeping with the character of the adjacent area.
- (8) Consideration will be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area.
- (9) All operations shall comply with all applicable provincial or federal requirements which govern their operation and development.
- (10) Council will consider public input received through the discretionary use notification process in its evaluation of the proposal.
- (11) The proposal must avoid or mitigate impacts on environmentally sensitive areas, including wetlands, flood-prone lands, and significant natural features where it is applicable.
- (12) Proposals for discretionary uses which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.

#### 3.9.4 Use-Specific Discretionary Use Evaluation Criteria

Council will apply the following use-specific criteria to the assessment of the suitability of an application for a particular discretionary use or discretionary form of development:

- (1) *Community centres, clubs, places of worship, cultural institutions, schools, and public and commercial recreation facilities:*
  - (a) Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
  - (b) Public elementary and secondary schools should, where possible, be located adjacent to public open space.
  - (c) The site should be accessible from arterial or collector streets to avoid heavy traffic volumes on local streets.
  - (d) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
  - (e) Parking and loading areas shall be landscaped to minimize their impact on the streetscape and to improve the visual appearance of the site.
- (2) *Dwelling groups (also refer to Section 5.15):*
  - (a) Dwelling groups should have vehicular access to a public street from at least two points which are sufficiently separated to provide accessible ingress and egress in case of emergency.
  - (b) The suitability of a proposal will be considered with respect to:
    - (i) The capacity of the adjoining street system to manage the expected traffic volumes; and
    - (ii) The density of the proposed dwelling group, the arrangement on the site of the proposed buildings, on-site parking and traffic considerations, and access for fire-fighting and other emergency equipment.
- (3) *Multiple unit dwellings:*

- (a) The suitability of a proposal will be considered with respect to:
  - (i) Adherence to any concept plan prepared for the proposed development area, including the proposed location of all forms of multiple unit dwellings;
  - (ii) The convenience of parking; and,
  - (iii) The size, quality, and amenities provided for the proposed dwelling units.

(4) *Nightclubs and taverns*

- (a) The location of a nightclub or tavern will only be favourably considered where it can be demonstrated that the use will have a minimal impact on the amenity of the surrounding district and adjacent areas and that these areas will not be unreasonably compromised.
- (b) The character of adjacent residential districts, along the zone interface, shall, where possible, be protected and maintained through the provision of buffer areas, separation distances and / or screening.
- (c) Nightclubs and taverns shall maintain the character, density and purpose of the surrounding area and the district they lay within.

(5) *Abattoirs, autobody shops, welding and machine shops, taxidermy uses, lumber yards, home improvement centres, building supply establishments and construction trades:*

- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is 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.
- (b) All materials and goods shall be stored within an enclosed building or within an area hidden from view by screening.

(6) *Light manufacturing:*

- (a) All materials and goods used in conjunction with light manufacturing plants shall be stored within an enclosed building, or within an area hidden from view by screening.
- (b) All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.

(7) *Indoor/outdoor storage rental facilities, and recycling depots:*

- (a) The use shall be located where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

(8) *Golf courses:*

- (a) Consideration will be given to the compatibility of the golf course with future land use plans and adjacent land uses.
- (b) Insofar as possible, proposed golf courses shall respond to the natural topography

and drainage of the site and employ minimal clearing of native vegetation.

- (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility, and traffic.
- (d) Council will consider the following as an asset in the development of a golf course:
  - (i) The maximum use of existing landforms and native grasses and vegetation;
  - (ii) An alternative water source to potable water; and,
  - (iii) Water conserving irrigation systems.

(9) *Junk and salvage yards and auto wreckers:*

- (a) Junk and salvage yards and auto wreckers shall be enclosed by an opaque or solid perimeter fence at least 2 metres in height, and not more than 4 metres in height, with no material piled higher than the height of the perimeter fence.
- (b) The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

(10) *Bulk petroleum sales and storage and bulk fertilizer sales and storage:*

- (a) Bulk petroleum sales and storage and bulk fertilizer sales and storage which meet the standards of *The National Fire Code* may be subject to a separation distance from residential areas, schools, hospitals, hotels, motels, and other sensitive land uses as deemed by Council, to ensure land use conflicts are mitigated and to ensure public safety.

(11) *Parking Lots*

- (a) No sign of any kind, other than those designating the parking lot name, entrance, exits, or conditions of use, may be erected or maintained.
- (b) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
- (c) A durable surface must be provided and maintained, and the lot must be graded to dispose of all surface water.
- (d) Parking lots shall be landscaped to improve visual appearance of the site.
- (e) Where the parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.

### **3.10 ZONING COMPLIANCE, OFFENCES AND PENALTIES**

3.10.1 Pursuant to The Act, the Development Officer may issue a zoning compliance order for development that contravenes this bylaw in order to achieve bylaw compliance.

3.10.2 Any person who violates this bylaw is guilty of an offence and liable upon summary conviction, to penalties and subject to an order as provided by *The Act*.

### **3.11 FEES**

3.11.1 In addition to the application fees outlined in the Village of Candle Lake Planning and Development Fees Bylaw and the Fees Charges Bylaw, where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the actual costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment. Council may choose not to proceed with the advertising if they conclude that the proposed amendment is

unsuitable or unnecessary.

- 3.11.2 Every application for a development permit, discretionary use, minor variance, or zoning amendment shall be accompanied by the applicable processing fee as set out in the Village of Candle Lake Planning and Development Fees Bylaw and the Fees and Charges Bylaw, as amended from time to time. These fees are non-refundable and are in addition to any advertising or mailing costs required by this Bylaw.
- 3.11.3 Where a person wishes to appeal a decision to the Development Appeals Board, the required application fee shall be paid in accordance with the Village of Candle Lake Planning and Development Fees Bylaw and the Fees and Charges Bylaw and shall not exceed the maximum limits established by The Act.
- 3.11.4 The Municipality may refer any application to an external agency or external professional (such as an engineer or planner) to review and provide advice. Council may assign all or a portion of the actual costs of this professional review to the applicant in addition to the standard application fees

## 4 GENERAL REGULATIONS

### 4.1 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A SITE

- 4.1.1 Only one principal building shall be placed on a site with the exception of dwelling groups, shopping centres, industrial complexes, recreation facilities, schools, indoor/outdoor storage facilities, hospitals, and public works.

### 4.2 PROHIBITED USES

- 4.2.1 The following uses are prohibited in all districts:
- (1) Outdoor sandblasting. This provision shall not apply to the sandblasting of outdoor building facades as a part of regular building maintenance.
  - (2) Temporary work camps.
  - (3) Any use not specified as a Permitted, Discretionary, or Accessory Use in a zoning district.

### 4.3 ACCESSORY BUILDINGS AND STRUCTURES

- 4.3.1 Accessory buildings shall be subordinate to, and located on, the same site as the principal building or use, and used in conjunction with that principal use.
- 4.3.2 Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except where otherwise authorized by this Bylaw.
- 4.3.3 Each residential site is permitted a maximum of four (4) accessory buildings that are under 9.3 m<sup>2</sup> (100 sq. ft.) in floor area, provided they comply with all applicable setback and placement requirements.
- 4.3.4 Notwithstanding the principal dwelling footprint, a cumulative accessory building area shall not exceed the footprint of the principal dwelling.
- 4.3.5 Notwithstanding Section 4.3.4, in the RA and R1 Districts, there is no maximum floor area for individual or individual or cumulative accessory buildings, provided the total site coverage does not exceed the maximum site coverage limit for the district, and all setback, height, and spatial separation requirements are met.
- 4.3.6 Detached residential accessory buildings exceeding 100 m<sup>2</sup> in floor area shall be located in the rear or side yard unless otherwise approved by the Development Officer.
- 4.3.7 Any accessory building that exceeds 9.3 m<sup>2</sup> shall require a development permit and shall count toward the maximum total cumulative footprint of permitted accessory buildings.
- 4.3.8 All accessory buildings, regardless of size, must be shown on the site plan submitted with the development permit application.
- 4.3.9 Accessory buildings shall not be used for human habitation unless expressly permitted as an Accessory Dwelling Unit.
- 4.3.10 All accessory buildings must comply with all setbacks and fire separation requirements under the National Building and Fire Code including maintaining a minimum 2.0 m separation from other building within the site.

- 4.3.11 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 neighboring sites, the accessory building will be required to meet the setback requirements of the principal building.
- 4.3.12 In any non-residential zoning district, accessory buildings are not to exceed the height of the principal building.
- 4.3.13 In all residential zoning districts, accessory buildings shall not exceed either 8.5 m or the height of the principal dwelling, whichever is less, except where otherwise provided for detached ADUs. Where a conflict exists between the general accessory building regulations and the ADU regulations, the ADU regulations prevail.
- 4.3.14 Private garages and carports, attached to the principal building by a substantial roof structure or common wall, are considered as part of the principal building and subject to the regulations governing the principal building.
- 4.3.15 Except when conforming to established building lines, no main door of a garage which faces a street shall be within 6.0 metres of the front site line faced by the door.
- 4.3.16 Except when conforming to established building lines, no main door of a garage which faces a street shall be within 1.2 metres of the side site line faced by the door.
- 4.3.17 Accessory buildings are subject to the following setback distances:

Zoning District	Front Yard - Lakeshore (Min)	Front Yard - Non-Lakeshore (Min)	Rear Yard-Lakeshore (Min)	Rear Yard - Non-Lakeshore (Min)	Side Yard (Min)	Flanking Side (Min)
Residential (RA, R1, R2, AOD)	3.0 m	6.0 m	6.0 m <sup>1</sup>	0.76 m	0.75 m <sup>2</sup>	3.0 m
General Commercial (C1)	6.0 m	6.0 m	15.0 m	3.0 m	Nil <sup>3</sup>	3.0 m
Industrial (IL)	6.0 m	6.0 m	6.0 m	6.0 m	1.5 m <sup>3</sup>	3.0 m
Community Service (CS)	7.5 m	7.5 m	7.5 m	7.5 m	3.5 m	3.0 m
Forest (F) and Urban Reserve (UR)	N/A	N/A	N/A	N/A	N/A	N/A

- (1) On a Lakeshore Site, the yard abutting the lake is treated as a Rear Yard. A minimum 6.0-metre setback is required for all accessory buildings to protect sightlines and shoreline integrity.
- (2) In residential districts, the side yard may be reduced to 0.75 metres provided the accessory building is located at least 1.8 metres behind the rear wall of the principal dwelling.
- (3) Where a C1 or IL site abuts a residential district without an intervening lane or street, the minimum side yard for an accessory building shall be increased to 6.0 metres.
- (4) In accordance with the National Building and Fire Code, all accessory buildings must maintain a minimum 2.0-metre separation from any other building on the same site.

#### 4.4 ADVANCED CONSTRUCTION OF AN ACCESSORY BUILDING

The construction of an accessory building on an undeveloped residential site may be permitted in advance of the construction of a principal dwelling subject to the following conditions:

- 4.4.1 The accessory building must be demonstrated to be necessary to support the construction of the principal dwelling (e.g., for storage of materials, tools, or temporary shelter).
- 4.4.2 A development permit must be obtained prior to construction of the accessory building. The permit shall specify the term of approval and include all applicable conditions.
- 4.4.3 The accessory building may only be constructed during the period in which a valid building permit for the construction of a principal dwelling is active.
- 4.4.4 A development agreement must be executed between the property owner and the Village prior to permit issuance. The agreement shall include:
  - (1) The timeline for commencement and completion of the principal dwelling.
  - (2) Conditions for removal or repurposing of the accessory building if the dwelling is not completed; and
  - (3) Any servicing or site management requirements.
- 4.4.5 The applicant shall post financial security in a form and amount acceptable to the Village, equal to the estimated cost of removing the accessory building (e.g., garage), to ensure compliance with the development agreement and completion of the principal dwelling.
- 4.4.6 The accessory building shall not be used as a dwelling or for any commercial activity.
- 4.4.7 Failure to comply with the conditions of the development permit or development agreement may result in enforcement action, including use of the posted security to remove the accessory building or to bring the site into compliance.

## **4.5 EASEMENTS**

- 4.5.1 All buildings or structures shall be located on a site so as to comply with the requirements of any easement or other development restriction registered as an interest on the title of the subject property. It shall be the responsibility of the property owner and the person or corporation who has registered the interest to ensure compliance with said easement or restriction.

## **4.6 ELECTRIC VEHICLE CHARGING STATIONS**

- 4.6.1 Electric Vehicle Charging Stations (EVCS) are permitted as an accessory use to any established principal use on a site. The following standards apply to Electric Vehicle Charging Stations:
  - (1) All work of electrical installation, with respect to workmanship and any other matter, is required to conform to the requirements of the latest prescribed edition of the Canadian Electrical Code, subject to any amendments that may be prescribed by the minister.
  - (2) EVCS shall have a minimum electrical charging output of 240 Volts.
- 4.6.2 EVCS equipment is subject to the following regulations:
  - (1) Shall not project more than 2.0 metres in any required front yard.
  - (2) The minimum rear yard setback of any EVCS equipment shall be 0.6 metres.

## **4.7 BUILDING LINES**

- 4.7.1 Where a building line in a residential district has been established by existing buildings in a block having at least one half the lots built upon, the front yard requirement for the applicable zoning

district will be considered to be the existing building line.

## **4.8 BUILDINGS OR USES OCCUPYING MORE THAN ONE LOT**

4.8.1 Where an application is made for the development of a building or use that is proposed to occupy more than one lot, the owner shall be required to legally consolidate the lots into a single parcel of record with the Information Services Corporation (ISC) prior to the issuance of a development permit. The consolidated parcel shall thereafter be considered a single site for the purposes of administering the requirements of this Bylaw, including setbacks, site coverage, and the permitted number of principal buildings.

## **4.9 BUILDING TO BE MOVED**

4.9.1 No building shall be moved within or into the Resort Village without the issuance of a development permit unless such building is otherwise exempt under this Bylaw. Prior to any building being moved within or into the Resort Village, the applicant shall:

- (1) Obtain a satisfactory municipal building inspector's report.
- (2) Enter into a development and servicing agreement when, in the sole opinion of the Resort Village, the water and sanitary sewer connections, asphalt pavement, or curb and sidewalk need to be replaced or repaired.
- (3) Provide appropriate security to the municipality for any damages to the Resort Village infrastructure; and
- (4) Pay all required fees.

## **4.10 DEMOLITION OF BUILDINGS**

4.10.1 No building shall be demolished within the Resort Village without the issuance of a demolition permit unless it is exempt under this Bylaw. Prior to any building being moved within or into the Resort Village, the applicant shall:

- (1) Pay any taxes, fees or charges owing to the Resort Village against the subject property.
- (2) Cap-off any water and sewer connections in a manner required by the Resort Village.
- (3) Provide a security bond given to the municipality for any damages to Resort Village infrastructure; and
- (4) Pay all required fees.

## **4.11 DEVELOPMENT ON HAZARD LANDS**

4.11.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed hazardous, and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within 300 metres of:

- (1) Any slope(s) that may be unstable.
- (2) Any river or stream flood plain; and/or,
- (3) Any other land that may be subject to flooding; and/or,
- (4) Any other land that may be subject to flooding or hazardous conditions, otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.

4.11.2 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 a development and which, in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:

- (1) The potential for flooding up to the 1:200-year flood elevation as identified in The Statements of Provincial Interest Regulation, 2012, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use.
  - (2) The potential for slope instability; and/or
  - (3) The required mitigation measures for construction on areas of high-water tables, in slopes or on contaminated sites if any.
- 4.11.3 Where a proposed development is to be located lands considered by Council to be potentially contaminated (soil, water, etc.), Council shall require an environmental site assessment be done by an Environmental Engineer, registered in the province of Saskatchewan, to determine the suitability of site with respect to the proposed development. If lands are deemed unsuitable, Council shall require a report detailing necessary subsequent steps, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- 4.11.4 Actions identified in an environmental site assessment which prevent, change, mitigate, or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council may refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, will result in excessive municipal costs, or if sufficient information has not been submitted to indicate that the site is suitable for development.
- 4.11.5 The applicant shall be responsible for contracting the engineer all related fees associated with these assessments.
- 4.11.6 Where a proposed development or subdivision is to be located on hazard lands, the Development Officer may refer that application to federal or provincial departments or other relevant environmental agencies for comments prior to issuing a decision.
- 4.11.7 Where a proposed development is to be located on land within the 1:200-year flood plain, the following regulations shall apply:
- (1) No development is to adversely affect another property in terms of drainage or flooding.
  - (2) New residential, commercial, industrial, or agricultural buildings and additions located in the 1:200-year flood plain, shall be constructed at a minimum building elevation as defined by the Bylaw or as determined by applicable provincial authority.
  - (3) Permanent intensive livestock operations, animal enclosures and manure storage facilities shall be prohibited from being located within the 1:200-year flood plain. Buildings not housing animals may be permitted provided that the building is constructed at a minimum building elevation as defined by this Bylaw or as determined by applicable provincial authority.
  - (4) Intensive agricultural operations must be constructed at a minimum building elevation as defined by the Bylaw or as determined by applicable provincial authority.
- 4.11.8 New buildings and additions to buildings in the floodway of the 1:200-year floodplain of any water course or water body shall be prohibited.
- 4.11.9 Trees or vegetation shall not be cleared from any land within 100 metres of any water course, water

body, or top of bank or slope.

- 4.11.10 Sanitary landfills and lagoons shall be prohibited from being located on any hazard land or within the 1:200-year flood plain.
- 4.11.11 The grading, filling, or removal of any material of any kind should be avoided within 100 metres of any water course, water body or top of bank or slope unless approved by the development authority, based on advice from the appropriate provincial or federal agency.
- 4.11.12 Outdoor storage within areas identified as hazardous or potentially hazardous shall be prohibited.
- 4.11.13 The location of a permanent structure(s) proposed on any hazard lands shall be surveyed and staked to confirm the location with respect to any required setback or other considerations specified in the site analysis completed by the applicant's engineer before approval of the application is considered by the municipality.

## 4.12 FENCES

- 4.12.1 In any residential zoning district, no wall, fence, or similar structure shall be erected in a required front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level as illustrated in Figure 4-1.
- 4.12.2 In any residential zoning district, no wall, fence, screen, or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level as illustrated in Figure 4-1.
- 4.12.3 In any non-residential zoning district, no wall, fence or similar structure, excepting permitted accessory buildings, shall be erected to a height of more than 2.5 metres above grade level and in no case shall a fence be erected to a height of more than 2.0 metres above grade level in the required front yard, except for the C1 District, where no wall, fence or similar structure shall be erected between a front site line and a front building line to a height of more than 1.0 metres above grade level.
- 4.12.4 On a corner lot in any district, no hedge planting, tree, wall, fence, or similar structure, not being a building, shall be erected, placed, planted, or maintained within the Sight Triangle, as described in Figure 2-1, to a height greater than 1.0 metre as illustrated in Figure 4-1.

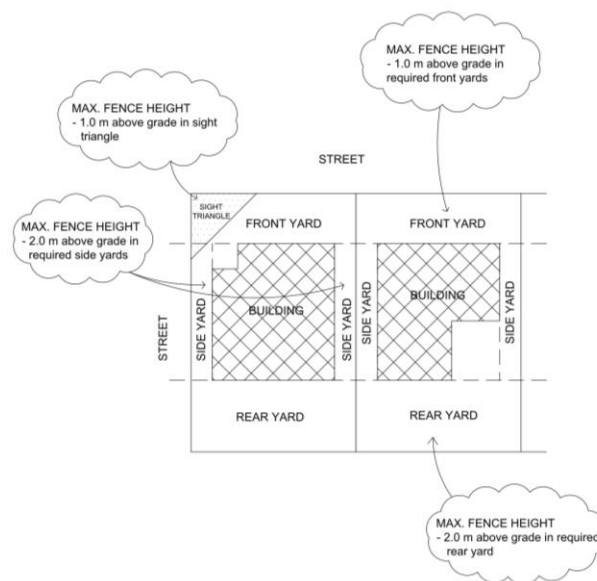


Figure 4-1: Fence Requirements

### **4.13 FRONTAGE ON ROAD**

4.13.1 No development permit shall be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts or has frontage on and access to an existing public road.

### **4.14 STORMWATER MANAGEMENT**

4.14.1 This section applies to all new development or redevelopment involving:

- (1) Any construction or land clearing activity that creates 1,000 m<sup>2</sup> or more of impervious surface; or
- (2) Any development exceeding 0.4 hectares in gross site area; or
- (3) Proposals that increase impervious coverage by 25% or more on an existing developed site.

4.14.2 All projects subject to this section shall design stormwater management system that:

- (1) Retain the full volume of runoff generated by a 1:100-year, 24-hour storm event as defined by the latest Saskatchewan Precipitation Atlas; and
- (2) Release stormwater at a rate not exceeding the pre-development discharge rate for the same storm event, calculated using undeveloped, natural ground cover conditions.

4.14.3 Stormwater management systems relying on surface drainage shall be designed to prioritize discharging runoff that follows natural drainage paths.

4.14.4 Designs must be prepared and stamped by a Professional Engineer licensed in Saskatchewan, who shall:

- (1) Conduct a pre- and post-development hydrological analysis; and
- (2) Certify that the system meets the 1:100-year retention standard; and
- (3) Specify system maintenance requirements.

4.14.5 Minor projects may be exempted from this requirement by the Development Officer when it can be demonstrated by the proponent that:

- (1) There is no net increase in impervious surface proposed; or
- (2) The development is designed to discharge to an existing Village-approved stormwater management system that has sufficient capacity.

4.14.6 Shoreline developments should utilize natural or engineered onsite treatment to reduce nutrients or pollutants before discharging runoff into a wetland or waterbody.

### **4.15 EXCAVATION, STRIPPING, CLEARING AND GRADING**

4.15.1 Any site for which a development permit has been issued shall be graded and levelled in accordance with the elevations provided within the approved development permit at the applicant's expense to provide for surface drainage which does not adversely affect adjacent properties. Any interim earth work must be done in a manner to contain erosion, runoff, and debris from negatively impacting any adjacent properties.

4.15.2 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, the clearing of vegetation from land and any similar activity, but does not include:

- (1) Excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for subdivision; or

- (2) Excavation or the removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued.
- 4.15.3 A person wishing to excavate, strip or grade land, or modify wetlands shall provide the following information in their application for a development permit:
- (1) The location and area of the site on which the excavation, stripping, grading, or modification of wetlands is to take place.
  - (2) Where required by the Development Officer, the existing land use, wetlands, and vegetation, including a natural areas screening report; and
  - (3) The amount and type of vegetation, soil, or other material to be removed or relocated, and the condition in which the land is to be left when the excavation is complete.
- 4.15.4 A development permit shall not be issued unless there is an approved development plan or subdivision for the area.
- 4.15.5 The Development Officer may issue a development permit for the excavation, stripping and grading of land when satisfied that the excavation is necessary for the interim use, development, or maintenance of the subject land, prior to a development plan or subdivision being approved for the area.

## **4.16 HEIGHT RESTRICTIONS**

- 4.16.1 Any height limitations or regulations shall not apply to the following:
- (1) Chimneys, flagpoles, spires, cupolas, television antennas, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
  - (2) Mechanical penthouses, provided they are erected only to such heights as is necessary and provided they do not cover more than 25% of the gross roof area upon which they are located.

## **4.17 COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION**

- 4.17.1 Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements nor from obtaining any licence, permission, permit, authorization, or approval required by such requirements or regulations.

## **4.18 LIGHTING OF SIGHTS**

- 4.18.1 Outdoor lighting for all developments shall be located and arranged so that no direct rays of light are pointed at nearby properties or interfere with the safe operation of nearby roadways or traffic control devices.

## **4.19 MANUFACTURED AND MODULAR DWELLINGS**

- 4.19.1 Wherever a single detached dwelling is allowed it may be in the form of a Modular dwelling or RTM.
- 4.19.2 Every modular dwelling shall bear CSA A277 certification, or a replacement thereof.
- 4.19.3 Modular dwellings must be a minimum of 6.0 m wide and include a front entry and window facing the street.
- 4.19.4 Manufactured Dwellings shall not be permitted on sites in which a single detached dwelling is allowed.

## 4.20 REQUIRED YARDS AND OPEN SPACE

4.20.1 No portion of any yard or open space required for any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

4.20.2 The following shall not be considered to be obstructions and shall not be considered in the determination of yard dimensions or site coverage:

(1) In all yards:

- (a) Steps or ramps of 1.6 metres or less above grade level which are necessary for access to a building or for access to a site from a street or lane; trees; shrubs; walks; non-covered driveways; fences; trellises; flag poles and wheelchair ramps.

(2) In front yards:

- (a) Overhanging eaves and gutters projecting not more than 1.0 metre into the required front yard;
- (b) Lighting fixtures and lamp posts;
- (c) Non-covered raised patios and non-covered decks not more than 0.4 metres above grade;
- (d) Non-covered raised patios and non-covered decks more than 0.4 metres above grade, projecting not more than 2.0 metres into the required front yard;
- (e) Canopies or balconies projecting not more than 2.0 metres into the required front yard; and,
- (f) Architectural features, chimneys, bay windows, bow windows, or other projecting windows, projecting not more than 0.6 metres into the required front yard.

(3) In rear yards:

- (a) Non-covered raised patios and non-covered decks measuring more than 0.6 metres in height above grade, projecting not more than 2.0 metres into a required rear yard, provided they are located at least 3.0 metres from the rear site line;
- (b) Canopies or balconies, provided they are located at least 3.0 metres from the rear site line;
- (c) Overhanging eaves and gutters, architectural features, chimneys, bay windows, bow windows, or other projecting windows, projecting not more than 1.0 metre into the required rear yard;
- (d) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.
- (e) On interior sites, enclosed private swimming pools

(4) In side yards:

- (a) Non-covered raised patios measuring 0.6 metres or less in height above grade;
- (b) Non-covered raised patios measuring more than 0.6 metres in height above grade and non-covered decks provided they are located at least 0.6 metres from the side site line;
- (c) Architectural features, eaves, chimneys, bay windows, bow windows, or other projecting windows, projecting not more than 0.6 metres into the required side yard;
- (d) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.

## 4.21 SERVICING

- 4.21.1 Holding tanks, septic tanks and wells are not permitted in the areas of the Resort Village which can be serviceable from existing municipal water and sewer lines.
- 4.21.2 Developments outside the serviceable areas shall be connected to a private septic holding tank approved by the authority responsible for approval of such systems. No other forms of private sewage disposal, including leaching fields, mounds, or absorption systems, shall be permitted. All holding tanks must be positioned on the site to be easily accessible for pump-out services from the abutting public street or lane title.
- 4.21.3 When servicing becomes available, septic holding tanks are to be disconnected and connection must be made to municipal services as per applicable provincial regulations within twelve (12) months of the date of written notice provided by the Resort Village.

## 4.22 SIGNS

- 4.22.1 All signage shall:
- (1) be located in a manner such that, in the opinion of the Development Officer, the sign does not restrict vehicle or pedestrian movement;
  - (2) Obstruct visibility or otherwise jeopardize the safety of the public.
  - (3) Be maintained in a neat, tidy, and safe condition; and
  - (4) Be prohibited from public property and utility structures such as power / communication poles, light standards, street signs, traffic signs.
- 4.22.2 The following types of signage are permitted in all districts:
- (1) Free standing, sandwich board type signs with a facial area of 1.2 m<sup>2</sup> or less, that can easily be moved by one person; and
  - (2) Temporary signs. subject to compliance with all other applicable regulations.
- 4.22.3 Signage that includes spot lights intended to illuminate the night sky are prohibited.
- 4.22.4 In any residential district:
- (1) No sign shall have a facial area greater than 0.5 m<sup>2</sup>; and
  - (2) No sign shall be illuminated between the hours of 11 pm and 7 am.
- 4.22.5 In commercial and industrial districts:
- (1) Signs advertising the principal use or the principal products offered for sale on the premises are permitted.
  - (2) No more than one permanent sign is permitted per principal use with exception to that an additional permanent sign shall be permitted where a principal use is located on a corner;
  - (3) 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.
  - (4) Each site shall be allowed one freestanding sign unless specifically approved by Council.
  - (5) The facial area of a sign may not exceed 3 m<sup>2</sup>.
  - (6) A sign may be double faced.
  - (7) No free standing sign shall exceed 3.65 m in total height above the ground.
  - (8) Any signage affixed to the top of a building is included in the building height maximum.
  - (9) No illuminated signage shall be permitted unless the illuminated portion of the sign is screened

or directed away from residential areas.

- (10) Gas bars shall be allowed one additional sign for fuel product signage, and upon application and discretion of Council, may exceed the permitted size.
- 4.22.6 Temporary signs advertising the sale or lease of the property are permitted provided:
- (1) The facial area does not exceed 1m<sup>2</sup> (10.8 sq. ft.);
  - (2) They do not exceed the height of the principal building on the site.
  - (3) No more than two such signs are located on a site.
  - (4) The signs are removed once the purpose for the sign is no longer valid; and
  - (5) Directional real estate signs to a maximum size of 1,393.55 cm<sup>2</sup> will be permitted on road allowances and/or public property.
- 4.22.7 Portable signs are permitted provide
- (1) They are located on a commercial or industrial property and reference the business being conducted on that property.
  - (2) They do not remain on a site for more than 90 days; and
  - (3) They are not located on a site where a portable sign has been located in the previous 30 days.
- 4.22.8 Notwithstanding any other signage regulations, 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:
- (1) They are located with a sensitivity to surrounding land uses;
  - (2) The facial area does not exceed 9 m<sup>2</sup> or 4.5 m<sup>2</sup> in residential districts; and
  - (3) No freestanding sign shall exceed 6 m in total height above grade.
- 4.22.9 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 this bylaw shall be subject to penalties in accordance with this bylaw and The Act. The owner or installer of any sign found in non-compliance shall be liable for all costs of having the sign removed.
- 4.22.10 Signs shall not be located in sight triangles for intersections or driveways or in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety, as defined by this Bylaw.
- 4.22.11 Except when otherwise provided, no sign shall project beyond the property lines of the site to which it pertains.
- 4.22.12 Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign.
- 4.22.13 Home-based businesses may display one (1) fascia sign, not exceeding 0.4 m<sup>2</sup> in area, identifying the name of the home-based business. Such signs shall not be illuminated and shall be affixed to the principal building.
- 4.22.14 Billboard signs shall be considered a discretionary use and may be subject to an agreement with Council to address location, placement and duration.
- 4.22.15 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.

#### **4.23 STORAGE OF HAZARDOUS MATERIALS**

- 4.23.1 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.
- 4.23.2 Residential storage of gasoline or diesel fuel for personal use (e.g., for boats, ATVs, or snowmobiles) shall be limited to volumes typically associated with recreational resort use.

#### **4.24 TEMPORARY USES AND STRUCTURES**

- 4.24.1 Any form of temporary development or placement of temporary structures on an undeveloped residential site may be considered subject to:
- (1) Submission of a development permit application.
  - (2) Evaluation of the proposed use's compatibility with surrounding development and municipal objectives.
  - (3) Execution of a development agreement, where required, to define the term, conditions, and removal obligations.
- 4.24.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.
- 4.24.3 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
- 4.24.4 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

#### **4.25 VISIBILITY CLEARANCE AT INTERSECTIONS (SIGHT TRIANGLES)**

- 4.25.1 Within any sight triangle as defined by this Bylaw, nothing shall be erected, placed planted, or allowed to grow to obscure vision at a height of one (1) metre or greater above the elevation of the centre of the abutting street. In the case of a street intersection, at a corner site, the measured distance shall be 4.5 metres.

#### **4.26 WATER**

- 4.26.1 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 the Saskatchewan Water Security Agency.

#### **4.27 PARKING AND LOADING REGULATIONS**

- 4.27.1 All development shall provide off-street parking spaces in accordance with this Bylaw. Required parking must be provided on the same site as the principal use, unless shared parking or joint-use arrangements are approved by Council.
- 4.27.2 Parking shall not be located within a required front yard, except where otherwise permitted in this Bylaw.
- 4.27.3 Parking areas shall be constructed of a durable, dust-free surface such as asphalt, concrete, recycled asphalt, or an engineered granular surface acceptable to the Development Officer.
- 4.27.4 All parking areas shall be graded to direct surface water to approved drainage facilities pursuant to

the Stormwater Management regulations prescribed by this bylaw.

- 4.27.5 Barrier-free parking spaces shall be provided as required by the Saskatchewan Building Code.
- 4.27.6 Parking areas must identify on-site snow storage areas or demonstrate alternative arrangements that do not obstruct required parking capacity or circulation lanes.
- 4.27.7 Parking spaces shall meet the following dimensional standards:
- (1) 2.7 m x 6.7 m for 90° parking
  - (2) 2.7 m x 5.5 m for 60° or 45° angled parking
  - (3) 3.0 m x 6.7 m for one-way access to parallel spaces
- 4.27.8 The following ratios shall be used to define the required number of off-street parking spaces. Council may consider reductions where shared parking or staggered peak demand is demonstrated.

Land Use	Minimum Parking Requirements
Retail store, personal services, shopping mall/centre	1 space per 25 m <sup>2</sup> GFA
Restaurant / café	1 space per 4 seats or 1/10 m <sup>2</sup> GFA (whichever is greater)
Office / medical clinic	1 space per 35 m <sup>2</sup> GFA
Fitness centre	1 space per 20 m <sup>2</sup> GFA
Theatres and assembly use	1 space per 5 seats
Mixed-use commercial with accessory dwelling	Add residential requirements on top of commercial
Industrial uses	1 space per 90 m <sup>2</sup> GFA plus 1 per employee
Hotels / motels	1 per unit plus 1 per 5 rooms for staff/visitors

- 4.27.9 Shared parking may be approved where a parking study demonstrates:
- (1) Parking demand peaks occur at different times.
  - (2) No conflict will result between users.
  - (3) A formal shared-use agreement is provided.
- 4.27.10 Developments with gross floor area over 500 m<sup>2</sup> shall provide at least one loading space.
- 4.27.11 Shopping centres and grocery-anchored developments shall provide a minimum of two loading spaces.
- 4.27.12 Loading spaces shall be located to the side or rear and shall be screened from public roads and adjacent residential uses.
- 4.27.13 A loading space shall have minimum dimensions of 3.0 metres in width and 7.5 metres in depth.
- 4.27.14 Parking lots with more than 30 stalls shall include internal planting islands or landscape strips at intervals not exceeding 60 m.
- 4.27.15 Safe, direct pedestrian routes shall be provided between the parking area and main building entrances.

## 5 SPECIAL REGULATIONS AND STANDARDS

The following use-specific regulations are intended to supplement the general development standards and other applicable provisions contained within this Bylaw. These regulations apply in addition to any other requirements and shall be read in conjunction with the relevant zoning district regulations, general performance standards, and any other applicable municipal, provincial, or federal legislation. Where a conflict arises between these use-specific regulations and other provisions of this Bylaw, the more stringent requirement shall prevail.

### 5.1 ACCESSORY DWELLING UNITS (ADU)

The purpose of this section is to regulate all forms of accessory dwelling units on a site in a manner that is clear, consistent, and compatible with surrounding residential uses.

- 5.1.1 Only one ADU is permitted per site.
- 5.1.2 The ADU shall be clearly subordinate to the principal dwelling in size, scale, appearance, and function.
- 5.1.3 An ADU shall be located on the same titled site as the principal dwelling. No portion of a garage or garden suite may be located on, under or over a registered easement.
- 5.1.4 Condominium plans to provide a separate title for any ADU shall not be approved.
- 5.1.5 ADUs shall not be used for short-term rental purposes unless expressly permitted in the zoning district and licensed under applicable municipal bylaws.
- 5.1.6 ADUs requiring plumbing connections shall connect to the same water and sewer/holding tank system as the principal dwelling unless otherwise approved.
- 5.1.7 A minimum of one (1) off-street parking space shall be provided for any ADU, in addition to parking required for the principal dwelling. The required parking space shall not be located in a required front yard unless the subject site has no access to a rear lane.

The following additional requirements shall apply to an internal ADU (secondary suite):

- 5.1.8 The maximum floor area of an internal ADU shall not exceed 50% of the gross floor area, including the area of the basement, of the principal dwelling or 70 m<sup>2</sup>, whichever is the less.
- 5.1.9 No more than two bedrooms are allowed for any secondary suite.
- 5.1.10 No more than three persons are allowed to occupy any secondary suite.
- 5.1.11 Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling.

The following additional requirements shall apply to a detached ADU including a garden suite, bunk house, or garage suite:

- 5.1.12 The floor area of detached ADUs shall not exceed 70 m<sup>2</sup> or the area of the principal dwelling, whichever is less. The cumulative area of the combined areas is subject to the site coverage requirements in the applicable zoning district.
- 5.1.13 The height of a detached ADU shall not exceed the height of the principal dwelling.
- 5.1.14 Detached ADUs shall be located in the rear yard and shall meet all applicable yard setbacks.
- 5.1.15 The minimum separation distance between the principal dwelling and a garden suite or bunk house shall be as required by the National Building Code of Canada or other applicable fire-safety

regulations governing spatial separation between buildings.

- 5.1.16 Windows and doors in garden suites, bunkhouses or garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.
- 5.1.17 Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.
- 5.1.18 The site plan submitted for a detached ADU, or garage suite must include details regarding utility service connections. The site plan must be approved by the Resort Village and by all utility agencies which provide services to the site.

## **5.2 SHORT TERM ACCOMMODATION RENTAL**

- 5.2.1 All Short Term Accommodation rentals are required to obtain a development permit.
- 5.2.2 A single short term accommodation rental may be permitted on a developed residential site subject to satisfying the zoning and licensing requirements.
- 5.2.3 A minimum separation distance of 75 metres shall be maintained between individual Type II Short Term Accommodation Rental properties to limit the concentration of commercial short-term rentals within residential areas. Council may approve a reduced separation distance where it is satisfied that the proposed development will not negatively impact the residential character, amenity, or infrastructure capacity of the surrounding area.
- 5.2.4 All Short Term Accommodation Rentals shall be subject to a separate licensing bylaw regulating operational aspects, including but not limited to:
  - (1) Off-street parking requirements
  - (2) Waste management
  - (3) Guest capacity limits
  - (4) Property management and contact information
  - (5) Compliance with noise and nuisance standards

## **5.3 RECREATIONAL VEHICLES ON RESIDENTIAL SITES**

- 5.3.1 A maximum of two Recreational Vehicle (RV) may be permitted as a temporary accessory dwelling unit on a developed residential site, subject to the following conditions:
  - (1) The RV may only be occupied by non-paying guests of the registered owner of the principal dwelling located on the same site.
  - (2) Commercial use or rental of the RV is prohibited.
  - (3) Where the RV is equipped with washroom or kitchen facilities, it must be equipped with a self-contained septic holding tank or be capable of connecting to the approved septic system of the principal dwelling, subject to applicable health and safety standards.
  - (4) The RV must be placed entirely within the boundaries of the residential site and must not encroach on municipal rights-of-way, easements, or adjacent properties.
  - (5) The RV must be located in a manner that does not obstruct sightlines, access routes, or emergency services.
  - (6) Unless otherwise permitted by this Bylaw, the site must be developed with a permanent principal dwelling prior to the placement of the RV.
  - (7) The RV must be maintained in good condition and not exhibit signs of disrepair or abandonment.
- 5.3.2 An RV may be placed on an undeveloped residential site for temporary accommodation during the

construction of a principal dwelling subject to compliance with the applicable zoning district regulations related to a Temporary Use or Structure.

## **5.4 RECREATIONAL VEHICLES ON COMMERCIAL SITES**

- 5.4.1 A maximum of two Recreational Vehicle (RV) may be permitted as a temporary accessory dwelling unit on a commercial site, subject to the following conditions:
- (1) The RV may only be seasonally occupied by employees of the established principal commercial use located on the same site.
  - (2) Seasonal occupancy shall be limited to May 1 to October 31 unless otherwise approved by Council or the Development Officer.
  - (3) A maximum of two persons per RV is permitted unless otherwise approved by the Development Officer.
  - (4) Commercial use or rental of the RV is prohibited.
  - (5) Where the RV is equipped with washroom or kitchen facilities, it must be equipped with a self-contained septic holding tank or be capable of connecting to the approved septic system of the principal dwelling, subject to applicable health and safety standards.
  - (6) The RV shall be located in the rear yard or side yard only and outside of required parking areas.
  - (7) The RV must be placed entirely within the boundaries of the commercial site and must not encroach on municipal rights-of-way, easements, or adjacent properties.
  - (8) The RV must be located in a manner that does not obstruct sightlines, access routes, or emergency services.
  - (9) No permanent or semi-permanent features (decks, porches, enclosed structures, skirting) shall be added to the RV.
  - (10) The RV must be maintained in good condition and not exhibit signs of disrepair or abandonment.

## **5.5 ACCESSORY FABRIC COVERED STRUCTURES**

In all zoning districts, accessory fabric covered structures are subject to the following regulations:

- 5.5.1 Excepting in Industrial Districts, these structures shall be located in the side or rear yard only and shall not project beyond the building front line of the primary building.
- 5.5.2 No more than one (1) fabric covered structure with a maximum area of 18.6 m<sup>2</sup> shall be permitted as an accessory structure on a residential site.
- 5.5.3 Accessory fabric covered structures shall comply with all applicable requirements of this Bylaw and any other applicable municipal bylaws.
- 5.5.4 In all residential districts a development permit is required. No building permit or engineering certification is required for an accessory fabric covered structure.
- 5.5.5 In the commercial and industrial districts, a development permit and building permit are required, and the application must include engineer-sealed drawings and specifications prepared by a Professional Engineer licensed in Saskatchewan.

## **5.6 SHIPPING CONTAINERS**

- 5.6.1 Shipping containers shall not be used for human habitation.
- 5.6.2 Shipping containers shall not be stacked, except where specifically permitted in an Industrial District.
- 5.6.3 All shipping containers shall be kept in good repair, free of rust, peeling paint, or structural damage, and shall be consistent in appearance with surrounding buildings or screened from view.
- 5.6.4 Shipping containers shall:

- (1) Be located so as not to create a safety hazard.
- (2) Not be placed on a public right-of-way or dedicated lands; and
- (3) Not be located within 1.2 metres of the interior edge of a sidewalk.

The following requirements apply to the placement and usage of shipping containers in a **residential district**:

- 5.6.5 Shipping containers shall be permitted only on a temporary basis to support an active and approved building permit for the construction or substantial renovation of a principal dwelling.
- 5.6.6 A maximum of one sea container shall be permitted per site for this purpose.
- 5.6.7 The container shall be removed within 30 days of completion of construction or expiration of the building permit, whichever occurs first.
- 5.6.8 The container shall not be located within a required front yard or required side yard abutting a street.

The following requirements apply to the placement and usage of shipping containers in a **commercial district**:

- 5.6.9 Shipping containers shall only be used for shipping or storage purposes accessory to the principal use of the site.
- 5.6.10 Containers shall be located in the rear yard and shall not be visible from an adjacent public roadway or residential property. Where visibility cannot be avoided, adequate screening (such as fencing, landscaping, or building placement) shall be provided to the satisfaction of the Development Officer.
- 5.6.11 Containers shall not occupy required parking or loading areas.

The following requirements apply to the placement and usage of shipping containers in an **industrial district**:

- 5.6.12 Shipping containers shall only be used for shipping or storage purposes accessory to the principal use of the site.
- 5.6.13 Shipping containers shall be sited to avoid interference with on-site circulation, emergency access, and drainage.
- 5.6.14 Screening or design integration may be required at the discretion of the Development Officer where an industrial site adjoins a residential or commercial district.

## 5.7 CONSTRUCTION BINS

- 5.7.1 Construction bins may be temporarily placed on a site in any zoning district:
  - (1) During active construction on a site where the construction bin is used solely for construction operations on site, provided that the construction bin is removed from the site upon completion of construction; or,
  - (2) For loading and unloading of items associated with the principal use for a period of not more than 10 days in any six-month period. The Development Officer may grant one extension of up to 10 days for large-scale projects.
  - (3) In the cause of repairs and renovations resulting from a sewer backup, for the temporary storage of items for a period not to exceed 6 months
- 5.7.2 When placed on a site pursuant to subsection (1), the construction bin shall:
  - (1) Be located so as not to create a safety hazard.
  - (2) Not be placed on a public right-of-way or dedicated lands; and
  - (3) Not be located within 1.2 metres of the interior edge of a sidewalk.

## **5.8 ABOVE-GROUND FUEL STORAGE TANKS**

- 5.8.1 Above-ground fuel storage tanks which meet the standards of The National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- 5.8.2 The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by The National Fire Code.
- 5.8.3 Above-ground fuel storage tanks shall be:
- (1) Located at least 3 metres from any property line or building, unless the tank has a capacity of 5,000 litres or less, in which case it shall be located at least 1 metre from same.
  - (2) Located at least 6 metres from any property line or building in the case of a tank used in association with a service station or gas bar.
  - (3) Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and,
  - (4) Located at least 15 metres from the boundary of any site where the principal use is residential.
- 5.8.4 The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3 metres from any property line or 6 metres from any property line in the case of a service station or gas bar, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- 5.8.5 Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, bollards, guardrails, or other similar means.
- 5.8.6 At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- 5.8.7 The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
- 5.8.8 Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.

## **5.9 CARE FACILITIES AND CARE HOMES**

- 5.9.1 Adult day care facilities, residential care homes, and custodial care facilities may be approved as an ancillary use or as a principal use.
- 5.9.2 In any Residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building, property, or streetscape.
- 5.9.3 No building or structure used for the purpose of a custodial care facility or a residential care home shall also be used for the purpose of keeping boarders or lodgers.

## **5.10 BED AND BREAKFAST HOMES**

- 5.10.1 A bed and breakfast home may be located in a detached one-unit dwelling or in a two-unit dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property, or streetscape.
- 5.10.2 Where otherwise permitted, required parking spaces may be located in a front yard.
- 5.10.3 The operator of the bed and breakfast lodging may advertise with a small, static sign subject to the

Sign Regulations defined in this Bylaw.

## 5.11 CAMPGROUNDS

- 5.11.1 The applicant for a development permit for a campground shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- 5.11.2 Each site must be clearly marked on the ground with a minimum area of 150 m<sup>2</sup> and a maximum of 300 m<sup>2</sup>.
- 5.11.3 A 2 metre wide landscaped buffer must be maintained along all exterior boundaries. This area shall contain no buildings or roads, except for a perimeter fence (max 2 metre height) or authorized entrance points.
- 5.11.4 Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- 5.11.5 Internal roadways must be at least 7.5 metres wide to ensure emergency access and must be clear of all structures or parked vehicles.
- 5.11.6 To ensure fire safety, every tent or recreational vehicle must be located at least 4.5 metres from any other unit.
- 5.11.7 Each campsite must accommodate at least one (1) vehicle on-site.
- 5.11.8 Permitted ancillary uses are limited to one laundromat, one confectionary for guest use, and one accessory employee dwelling for the operator.
- 5.11.9 The construction or placement of decks, verandahs, sheds, trailer hoods, pole structures, or similar structures on individual camping sites is prohibited.
- 5.11.10 The Public Health Act, and regulations passed thereunder, shall be complied with in respect of all operations and development.

## 5.12 RECREATIONAL VEHICLE PARKS

- 5.12.1 All Recreational Vehicle (RV) Parks shall be subject to a separate licensing bylaw.
- 5.12.2 Council will only consider an application to establish a new RV Park, or to expand an existing RV Park, where the municipality-wide ratio of permanent dwelling lots to RV lots exceeds 2.75:1.
- 5.12.3 For Section 5.12.2, the ratio shall be calculated using the total number of permanent dwelling lots and the total number of approved RV lots within the Resort Village, as determined by the Resort Village at the time the application is considered.
- 5.12.4 Where the ratio in Section 5.12.2 is not met, Council may refuse the application or defer consideration until the threshold is met.
- 5.12.5 In addition to the general discretionary use criteria contained elsewhere in this Bylaw, Council shall consider the following when evaluating an application for a Recreational Vehicle Park or an expansion thereof:
  - (1) The overall site design and layout, including the arrangement of RV sites, internal roads, parking areas, and accessory buildings.
  - (2) The adequacy of internal circulation, including access for emergency and service vehicles.
  - (3) The proposed number of RV sites relative to the size and physical constraints of the parcel.

- (4) The availability, capacity, and suitability of water supply, wastewater disposal, and stormwater management systems.
  - (5) The compatibility of the proposed development with adjacent land uses.
  - (6) The adequacy of setbacks, buffering, screening, and landscaping to mitigate visual and privacy impacts.
  - (7) The potential for noise, lighting, and other nuisances, and the effectiveness of proposed mitigation measures.
  - (8) The suitability of the site with respect to drainage, flood risk, and groundwater conditions.
  - (9) The proximity to, and potential impact on water bodies, wetlands, and environmentally sensitive areas.
  - (10) The scale and intensity of the development relative to the character of the Resort Village.
- 5.12.6 The applicant for a development permit for a recreation vehicle park shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- 5.12.7 Each site must be clearly marked on the ground with a minimum area of 150 m<sup>2</sup> and a maximum of 300 m<sup>2</sup>.
- 5.12.8 A 2 metre wide landscaped buffer must be maintained along all exterior boundaries. This area shall contain no buildings or roads, except for a perimeter fence (max 2 metre height) or authorized entrance points.
- 5.12.9 A site for each recreation vehicle shall be designated and clearly marked on the ground.
- 5.12.10 No portion of a recreation vehicle site shall be located within an internal roadway or required buffer area.
- 5.12.11 Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- 5.12.12 Each recreation vehicle shall be located at least 4.5 metres from any other recreation vehicle, and each site shall have dimensions, location, and orientation sufficient to allow for such location of recreation vehicles.
- 5.12.13 Internal roadways must be at least 7.5 metres wide to ensure emergency access and must be clear of all structures or parked vehicles.
- 5.12.14 Permitted ancillary uses are limited to one laundromat, one confectionary for guest use, and one accessory employee dwelling for the operator.
- 5.12.15 The Public Health Act, and regulations passed thereunder, shall be complied with in respect of all operations and development.
- 5.12.16 Privacy fences may be utilized in areas where natural vegetation does not provide privacy and shall be kept in good state of repair so as not to become unsafe, unsightly or a fire hazard. Tarps (canvas, poly, plastic) shall not be used as a privacy fence.
- 5.12.17 Vehicle parking is prohibited on roadways. Sites shall have adequate space to accommodate at least:
- (1) One (1) vehicle where the raised patio/deck is 100 square feet or less; or
  - (2) Two (2) vehicles where the raised patio/deck is over 100 square feet.
- 5.12.18 The following shall be permitted only if the designated site size will accommodate such structures

and not impede parking requirements:

- (1) Raised patios, decks, sidewalks not more than 9.3m<sup>2</sup> in size, and 0.4 metres above grade level as measured at the outside edge of the patio, deck or sidewalk shall be permitted on a site and constructed in a fashion that does not prohibit the recreational vehicle from being hooked up and moved out without effort. Permits shall be required from the municipality for decks that comply with the said regulations and shall be regulated by the campground operator.
- (2) One accessory building no larger than 9.3 square metres, with walls not exceeding 2.5 metres and a roof peak not exceeding 3.67 metres shall be permitted where the site area will accommodate. An accessory building shall not abut the recreational vehicle, shall be located at least 4.5 metres from any accessory building or recreational vehicle located on the adjacent site and have a finished exterior. Where the accessory building is of metal or self-extinguishing vinyl construction the accessory building may be located at least 1.5 metres from any accessory building or recreational vehicle located on the adjacent site and shall be regulated by the campground operator.
- (3) One barbeque shelter, no larger than 9.3 square metres with walls not exceeding 2.5 metres and a roof peak not exceeding 3.67 metres.

### **5.13 CANNABIS RETAIL STORES**

- 5.13.1 Cannabis retail stores shall maintain a minimum setback of 150 metres from schools, licensed daycares and public parks and playgrounds. This setback is measured from the building wall of the cannabis retail store to the boundary of the school, licensed daycare or public playground or park.

### **5.14 DAY CARE CENTRES AND PRE-SCHOOLS**

- 5.14.1 Day care centres and pre-schools may be approved as an ancillary use or as a principal use. In any Residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building, property, or streetscape.
- 5.14.2 In addition to the development standards contained within the zoning district, Section 3 of this Bylaw shall apply to the review and approval of day care centres and pre-schools that are listed as discretionary uses.

### **5.15 DWELLING GROUPS**

- 5.15.1 The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
- 5.15.2 All principal buildings forming part of the dwelling group shall be located at least 1.5 m from any other principal building in the group.
- 5.15.3 Council may apply special development standards to reduce conflict with neighbouring uses. These special development standards may include increased setback requirements, enhanced landscaping and fencing, the location and screening of parking areas, and the location of vehicular access points.

### **5.16 FAMILY CHILDCARE HOMES**

- 5.16.1 Family childcare homes may be approved as an accessory use to a dwelling.
- 5.16.2 A family childcare home shall provide at least 3.25 m<sup>2</sup> of fenced on-site outdoor play space for each child present in the facility at one time.
- 5.16.3 In any residential district, no exterior alterations shall be undertaken to a dwelling which would be inconsistent with the residential character of the building or property.

## 5.17 HOME OCCUPATIONS

5.17.1 Home Occupations are permitted within residential dwellings, subject to the following regulations:

- (1) The use must be clearly secondary to the principal residential use.
- (2) The use shall not alter the residential character of the dwelling or site.
- (3) The use shall be operated entirely within the principal dwelling unit.
- (4) No outdoor storage or display of goods or materials is permitted.
- (5) The use is limited to residents of the dwelling only; no non-resident employees permitted.
- (6) The use shall not generate customer or client visits that exceed typical residential traffic.
- (7) No additional parking spaces required beyond those for the residence are permitted.
- (8) One non-illuminated sign, not exceeding 0.2 m<sup>2</sup>, may be permitted.
- (9) The use shall not create noise, vibration, smoke, dust, odour, heat, glare, or other nuisance detectable beyond the property boundary.

## 5.18 HOME-BASED BUSINESSES

5.18.1 Home-based Businesses may be permitted on a residential site, subject to the following regulations:

- (1) A home-based business shall not be permitted on any lot containing more than one dwelling unit, including duplexes, townhouses, or multi-unit residential buildings.
- (2) No more than one non-resident person shall be employed in relation to home-based businesses on any one site.
- (3) There shall be no exterior storage on the site in relation to the home-based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property.
- (4) No noise, vibration, smoke, dust, odours detectable beyond the boundaries of the building containing the home-based business shall be produced.
- (5) No storage of hazardous, explosive, or flammable materials shall be permitted in relation to a home-based business.
- (6) May occupy a portion of the principal dwelling and/or accessory building, provided the residential character of the property is maintained.
- (7) The business must remain subordinate to the residential use in terms of scale and intensity.
- (8) A home-based business must demonstrate that adequate off-street parking is available for employees and clients.
- (9) Business operations shall not generate traffic volumes that disrupt the residential nature of the neighbourhood.
- (10) The hours of operation may be limited by Council to ensure compatibility with surrounding residential uses.
- (11) The use must not create adverse impacts such as excessive noise, odour, or visual intrusion beyond what is typical in a residential area.
- (12) Council may impose conditions related to landscaping, screening, or other mitigation measures to ensure compatibility with adjacent uses.

## **5.19 MULTIPLE UNIT DWELLINGS**

- 5.19.1 Multiple unit dwellings shall be of size, scale, and outward appearance consistent with the character of the neighbourhood;
- 5.19.2 Multiple unit dwellings shall provide landscaping that is compatible with the neighbourhood's residential properties and shall be consistent with the character of the neighbourhood.
- 5.19.3 Up to two required parking and loading spaces may be located in the required front yard and the remainder shall be located in side or rear yards.
- 5.19.4 Unless otherwise directed by this bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

## **5.20 SERVICE STATIONS AND GAS BARS**

- 5.20.1 Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 3 metres from a site line. Council may reduce the setback to a minimum to a maximum of 1.5 meters where the Saskatchewan Environment and Resource management requirements have been met.
- 5.20.2 All automobile parts, dismantled vehicles and similar articles or equipment is to be stored within a building.
- 5.20.3 Where service stations occupy a corner site, only one access point shall be on the flanking street.
- 5.20.4 Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- 5.20.5 Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
  - (1) All fuel pumps and above ground storage tanks shall be at least six metres from any building on the site;
  - (2) The site shall have at least two separate entrances for vehicles, at least 15 metres apart; and,
  - (3) Sites shall be designed so that the delivery and unloading of bulk fuel shall not obstruct access to the fuel pumps or create obstructions on any adjacent street.

## **5.21 SOLAR PANELS AND COLLECTORS**

- 5.21.1 In all districts except the IL – Industrial District, Solar energy systems shall not be located any required front or side yard. In the case of a corner site, solar energy systems shall not be placed in any portion of the rear yard which is within 3.0 metres of the side property line adjacent to a flanking street.
- 5.21.2 All freestanding solar structures shall be placed a minimum of 1.2 times the total height of the structure away from any site line, and in no case shall the total height of the system exceed the height of the principal building.
- 5.21.3 In any district, if attached to a building, the solar energy system shall not exceed more than 0.5 meters above the maximum permitted height of the building the system is attached to.
- 5.21.4 A development permit is required for:
  - (1) Any free-standing solar energy system.
  - (2) Any Solar energy system being attached to an existing roof or wall structure.

## 5.22 MOBILE HOME COURTS

5.22.1 Each mobile home space shall;

- (1) Abut an internal road and provide on-site parking with a minimum width of 4.5 m.
- (2) Be clearly defined on the ground by permanent markers and have a clearly displayed address marker.
- (3) Be provided with a mobile home stand upon which the mobile home shall be installed.

5.22.2 A minimum of 10% of the total area of the mobile home court shall be provided, in a suitable location, for the recreational use and enjoyment of the court occupants.

5.22.3 Only accessory buildings and uses required for the administration of or exclusive use of mobile home court residents shall be permitted.

5.22.4 No accessory building shall be located in any required side yard.

## 5.23 SHOPPING CENTRE

5.23.1 Buildings shall be designed to present a cohesive and visually appealing commercial façade with clearly defined entries, pedestrian-scaled elements, and variation in building massing.

5.23.2 Blank façades exceeding 15 metres in length should incorporate at least one of the following:

- (1) Material changes.
- (2) Recesses or projections of at least 0.6 metres.
- (3) Window glazing.
- (4) Architectural elements such as canopies, columns, or façade modulation. masonry, engineered wood, metal cladding, stucco, architectural block, or comparable materials.
- (5) Highly reflective, unfinished metal siding is discouraged along public façades

5.23.3 Exterior materials shall be durable and commercially appropriate, including but not limited to masonry, engineered wood, metal cladding, stucco, architectural block, or comparable materials.

5.23.4 Building design should be consistent with contemporary commercial construction practices while remaining context-sensitive to Candle Lake's recreational, resort, and natural setting, avoiding overly industrial or warehouse-type expressions along public frontages.

5.23.5 Building entrances should be clearly visible from primary parking areas or pedestrian routes and must incorporate weather protection such as awnings, canopies, or recesses.

5.23.6 Where the development involves phasing or future expansion, the applicant shall submit a concept plan showing:

- (1) Potential future building locations.
- (2) Long-term circulation routes.
- (3) Shared parking.
- (4) Coordinated access; and
- (5) Service and utility corridors.

5.23.7 The site shall include a continuous and safe pedestrian network connecting:

- (1) Building entrances.
- (2) Parking areas.

- (3) Sidewalks or pathways; and
  - (4) Loading zones (with separation from vehicular areas where feasible).
- 5.23.8 Parking lot layouts and drive aisles must support safe and efficient circulation.
- 5.23.9 Primary access shall be from a collector or arterial roadway where available.
- 5.23.10 Loading docks, waste enclosures, and service areas shall be located at the side or rear of the building and screened so they are not visible from the street or from adjacent residential properties.
- 5.23.11 A minimum of 10% of the site area shall be landscaped, including soft and hard landscaping.
- 5.23.12 Landscaping shall:
- (1) Define site entrances.
  - (2) Break up large parking areas.
  - (3) Screen outdoor storage and loading areas.
  - (4) Provide visual buffers to adjacent residential or recreational areas.
- 5.23.13 Commercial sites abutting or facing residential zones shall include a minimum 1.8 m solid fence and a 3.0 m landscaped buffer.
- 5.23.14 Shared parking areas for multiple tenants are encouraged.
- 5.23.15 Drive-through lanes (if part of the development) must not interfere with internal circulation or pedestrian routes.
- 5.23.16 Snow storage areas must be identified on the site plan and screened where possible.
- 5.23.17 Where development is expected to occur in phases, the applicant shall provide a phasing plan outlining the following. Phasing shall be planned so that each phase functions as a complete and coherent development on its own.
- (1) Timing of future buildings.
  - (2) Servicing requirements.
  - (3) Internal roadway and parking expansion.
  - (4) Ability to maintain safe circulation during interim conditions.

## 6 ZONING DISTRICTS

### 6.1 CLASSIFICATION OF ZONING DISTRICTS

- 6.1.1 To conduct the purpose and provisions of this Bylaw, the Resort Village is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

Districts	Symbol
Residential Acreage	RA
Low Density Residential	R1
Medium Density Residential	R2
Commercial	C1
Community Service	CS
Industrial	IL
Forest	F
Airport Overlay	AOD

### 6.2 THE ZONING DISTRICT MAP

- 6.2.1 The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 5-2026 adopted by the Council and signed by the Mayor and Chief Administrative Officer, and under the seal of the Resort Village shall be known as the "Zoning District Map" and such map is declared to be an integral part of this Bylaw.

### 6.3 BOUNDARIES OF ZONING DISTRICTS

- 6.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map".
- 6.3.2 All streets, lanes, and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes, and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.3 Streets, lanes, and road allowances which are shown on the *Zoning District Map*, and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane, or road allowance. If the land abutting each side of the permanently closed street, land or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.4 On un-subdivided land, the zoning district boundary shall be determined by the scale shown on the *Zoning District Map*.

### 6.4 ZONING DISTRICTS

- 6.4.1 The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in Section 7.

## **6.5 TRANSITIONAL ZONING PROVISIONS**

- 6.5.1 Buildings lawfully existing at the time of the approval of this Bylaw shall be limited in terms of site width, front and rear yard setback, site coverage and off-street parking and loading requirements to the regulations of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

## **6.6 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT**

- 6.6.1 Where a site or lot is divided into more than one zoning district, the development and use of any portion of the site shall be in accordance with the requirements of the applicable zoning district and subject to Section 4.8 herein.

## 7 DISTRICT SCHEDULES

### 7.1 RA – RESIDENTIAL ACREAGE DISTRICT

7.1.1 **Purpose** - The purpose of the RA – Residential Acreage district is to provide for residential development and other compatible uses on acreage sites.

#### 7.1.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Dwelling, single detached	Day care centre and pre-school (See Section 5)
Municipal facilities	Dwelling, duplex
Parks and playgrounds	Dwelling group (See Section 5)
Public recreational uses	Dwelling, semi-detached
Public works excluding offices, warehouses, storage yards, and sewage lagoons	Dwelling, two-unit
	Personal care home (See Section 5)
	Place of worship

(1) Uses that are neither permitted nor discretionary are considered prohibited.

#### 7.1.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Accessory dwelling unit	Permitted	See Section 5
Bed and breakfast home	Discretionary	See Section 5
Decks, patios, and gazebos	Permitted	See Section 4
Home-based business	Discretionary	See Section 5
Home occupation	Permitted	See Section 5
Marina, type I	Discretionary	
Private garage, shed or storage building	Permitted	See Section 4
Recreational vehicle	Permitted	See Section 5
Type I short term accommodation rental	Permitted	See Section 5
Type II short term accommodation rental	Discretionary	See Section 5

#### 7.1.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	2,000
Maximum Site Area (m <sup>2</sup> )	None
Minimum Frontage (m)	25
Minimum Frontage – Non Rectangular Site (m)	15 m with a mean width of 25 m

Minimum Front Yard (m)	6
Minimum Rear Yard (m)	6
Minimum Side Yard (m)	1.5
Minimum Flanking Yard (m)	6
Minimum Building Floor Area (m <sup>2</sup> )	100 per unit
Minimum Habitable Dwelling Floor Area	70 m <sup>2</sup> per dwelling unit
Maximum Site Coverage	20% for single detached 30% for semi-detached, two unit and duplex 40% for all other developments
Maximum Building Height (m)	11

- (1) No side yard shall be required where a common wall divides the two dwelling units.
- (2) No minimum area or yard requirements apply for parks, playgrounds, municipal facilities, and public works.

#### 7.1.5 Supplementary Regulations

- (1) Council will consider discretionary use applications in the RA District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.
- (2) Resubdivision or consolidation of existing registered sites may be permitted provided that:
  - a. The resulting site meets the minimum site area requirements.
  - b. The resulting site frontage does not deviate more than 25% from the average frontage of the two adjacent sites in the same zoning designation on either side of the source parcel. For corner lots and lots flanking non-residential uses, the two adjacent sites on the non-flanking yard shall be used to determine the average frontage.

## 7.2 R1 – LOW DENSITY RESIDENTIAL DISTRICT

7.2.1 **Purpose** - The purpose of the R1 – Low Density Residential District is to provide for residential development in the form of one-unit, two unit, and semi-detached dwellings and other compatible uses on small acreage sites.

### 7.2.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Dwelling, single detached	Day care centre and pre-school (See Section 5)
Municipal facilities	Dwelling group (See Section 5)
Parks and playgrounds	Dwelling, semi-detached or duplex
Public works excluding offices, warehouses, storage yards, and sewage lagoons	Personal care home (See Section 5)
	Place of worship
	Public recreational uses

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.2.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Accessory dwelling unit	Permitted	See Section 5
Bed and breakfast home	Discretionary	See Section 5
Decks, patios, and gazebos	Permitted	See Section 4
Home-based business	Discretionary	See Section 5
Home occupation	Permitted	See Section 5
Marina, type I	Discretionary	
Private garage, shed or storage building	Permitted	See Section 4
Recreational vehicle	Permitted	See Section 5
Type I short term accommodation rental	Permitted	See Section 5
Type II short term accommodation rental	Discretionary	See Section 5

### 7.2.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	325 – per unit for semi-detached and duplexes 450 – per unit for all other uses
Maximum Site Area (m <sup>2</sup> )	4,000
Minimum Frontage (m)	11 - per unit for semi-detached and duplexes 15 - per unit for all other uses
Minimum Front Yard (m)	6

Minimum Rear Yard (m)	6
Minimum Side Yard (m)	1.5
Minimum Flanking Yard (m)	3
Minimum Habitable Dwelling Floor Area	70 m <sup>2</sup> - per unit
Maximum Site Coverage	40%
Maximum Building Height (m)	8.5

- (1) No side yard shall be required where a common wall divides the two dwelling units.
- (2) No minimum area or yard requirements apply for parks, playgrounds, municipal facilities, and public works.

#### 7.2.5 Supplementary Regulations

- (1) Council will consider discretionary use applications in the R1 District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.
- (2) Resubdivision or consolidation of existing registered sites may be permitted provided that:
  - a. The resulting site meets the minimum site area requirements.
  - b. The resulting site frontage does not deviate more than 25% from the average frontage of the two adjacent sites in the same zoning designation on either side of the source parcel. For corner lots and lots flanking non-residential uses, the two adjacent sites on the non-flanking yard shall be used to determine the average frontage.

## 7.3 R2 – MEDIUM DENSITY RESIDENTIAL DISTRICT

7.3.1 **Purpose** - The purpose of the R2 – Medium Density Residential District is to provide for a range of residential development and other compatible uses on small acreage sites striking a balance between density and quality of life for residents.

### 7.3.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Dwelling, semi-detached or duplex	Day care centre and pre-school (See Section 5)
Dwelling, single detached	Dwelling group (See Section 5)
Municipal facilities	Dwelling, multiple unit (See Section 5)
Parks and playgrounds	Dwelling, row, or townhouse
Public works excluding offices, warehouses, storage yards, and sewage lagoons	Personal care home (See Section 5)
	Place of worship
	Public recreational uses

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.3.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Accessory Dwelling Unit	Discretionary	See Section 5
Bed and breakfast home	Discretionary	See Section 5
Decks, patios, and gazebos	Permitted	See Section 4
Home-based business	Discretionary	See Section 5
Home occupation	Permitted	See Section 5
Marina, type I	Discretionary	
Private garage, shed or storage building	Permitted	See Section 4
Recreational vehicle	Permitted	See Section 5
Type I short term accommodation rental	Permitted	See Section 5
Type II short term accommodation rental	Discretionary	See Section 5

### 7.3.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	325 – per unit for semi-detached, duplexes, and townhouse 650 – for multiple unit or street townhouse 450 – per unit for all other uses
Maximum Site Area (m <sup>2</sup> )	4,000
Minimum Frontage (m)	7.5 – per unit for townhouse

	11 - per unit for semi-detached and duplexes 21 - for multiple unit or street townhouse 15 - per unit for all other uses
Minimum Front Yard (m)	6
Minimum Rear Yard (m)	6
Minimum Side Yard (m)	3 - for principal dwellings exceeding two stories 1.5 - for all other uses
Minimum Flanking Yard (m)	3
Minimum Building Floor Area (m <sup>2</sup> )	46 - per unit for multiple unit 70 - per unit for other uses
Maximum Site Coverage	50% for multiple unit or street townhouse 40% for all other uses
Maximum Building Height (m)	8.5

- (1) No side yard shall be required where a common wall divides the two dwelling units.
- (2) No minimum area or yard requirements apply for parks, playgrounds, municipal facilities, and public works.
- (3) A minimum of 20% of landscaped open space shall be provided for apartment sites to maintain natural character, reduce run-off and to improve aesthetics.
- (4) Apartment buildings shall not exceed 30 m in length. Façades shall incorporate articulation, such as projections, recesses, or material changes, at intervals not exceeding 12 m.

#### 7.3.5 Supplementary Regulations

- (1) Council will consider discretionary use applications in the R2 District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.
- (2) Resubdivision or consolidation of existing registered sites may be permitted provided that:
  - a. The resulting site meets the minimum site area requirements.
  - b. The resulting site frontage does not deviate more than 25% from the average frontage of the two adjacent sites in the same zoning designation on either side of the source parcel. For corner lots and lots flanking non-residential uses, the two adjacent sites on the non-flanking yard shall be used to determine the average frontage.
- (3) Multiple unit sites shall provide enclosed garbage/recycling areas and provide adequate space for snow removal and storage within the site.
- (4) Off-street parking for apartment sites shall be provided at a rate of 1.5 spaces per dwelling unit and 0.25 spaces per unit for visitor parking. Parking areas shall be hard-surfaced and graded in accordance with municipal standards.
- (5) Where a multiple unit building abuts a low density residential site, a landscaped buffer of not less than 3 m in width shall be provided along the shared property line.
- (6) Multiple unit developments shall provide a minimum of 5 m<sup>2</sup> of amenity space per dwelling unit, which may include landscaped courtyards, patios, or indoor common areas.

## 7.4 C1 – GENERAL COMMERCIAL DISTRICT

7.4.1 **Purpose** - The purpose of the C1 – General Commercial District is to provide for a range of commercial and community service uses.

### 7.4.2 Permitted and Discretionary Use

Principal Permitted Uses	Principal Discretionary Uses
Bakery with retail sales	Campground (See Section 5)
Bus terminal	Cannabis retail store and cannabis production facility (See Section 5)
Club	Commercial recreation
Confectionary	Community centre
Dog and cat kennel	Daycare centre and preschool (See Section 5)
Dry cleaner	
Financial institution	Golf course and driving range
Fitness centre	Hotel, motel, and lodge
Furniture and appliance sales and service	Lumber yard, home improvement centre and building supply establishment
Gas bar, service station, and car wash (See Section 5)	Marina, type II
Green house	Mobile Home Court (See Section 5)
Health care clinic	Nightclubs, taverns, brew pubs, and lounges
Laundromat	Recreation vehicle facility
Office and office building	Recreation vehicle park (See Section 5)
Personal service establishment	Riding and boarding stable
Photography studio	
Restaurant	
Retail store	
Theatre	
Veterinary clinic	
Municipal facilities	
Medical and dental office, clinic, and laboratory	
Parks and playgrounds	
Place of worship	
Professional and administration office	
Public works excluding offices, warehouses, storage yards, and sewage lagoons	
Shopping center (See Section 5)	

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.4.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Employee residence	Permitted	See Section 5

### 7.4.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	450
Maximum Site Area (m <sup>2</sup> )	None
Minimum Frontage (m)	15
Minimum Front Yard (m)	6
Minimum Rear Yard (m)	3
Minimum Side Yard (m)	None, except 6 m where site abuts a residential district without an intervening lane or street
Minimum Flanking Yard (m)	3
Maximum Site Coverage	50%
Maximum Building Height (m)	11

- (1) No side yard shall be required where a common wall divides the two units.
- (2) No minimum area or yard requirements apply for parks, playgrounds, municipal facilities, and public works.
- (3) Sites with a rear site line facing the lakeshore shall have a minimum 15 m yard setback on the lake side of the site.

### 7.4.5 Supplementary Regulations

- (1) Council will consider discretionary use applications in the C1 District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.
- (2) 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 any street or adjacent site.
- (3) 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 from any street or site line.
- (4) On sites used for service stations, bus bars, and motels, a 3 m landscaped strip lying parallel to and abutting the front site line shall be installed and maintained, and on corner lots a 1.5 m landscaped strip lying parallel to and abutting the flanking street shall be installed and maintained.
- (5) All discretionary uses are to be located at least 100 m 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.
- (6) All commercial properties that border residential zoned districts are required to have a Privacy fence of no less than 1.82 (6 ft) high.

## 7.5 IL – INDUSTRIAL DISTRICT

7.5.1 **Purpose** - The purpose of the IL – Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

### 7.5.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Automobile, marine, recreational vehicle and equipment, and snowmobile sales and service establishment	Cannabis retail store and cannabis production facility (See Section 5)
Construction trade	Solar and wind energy system
Dog and cat kennel	
Indoor storage rental facility	
Locker plant	
Lumber yard	
Municipal facilities	
Personal storage facility	
Pre-built or prefabricated homes sales and display	
Public works	
Topsoil, sand and gravel excavation operation	
Trucking and septic hauling operation	

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.5.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Temporary employee residence	Permitted	Subject to Section 5

### 7.5.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	930
Maximum Site Area (m <sup>2</sup> )	None
Minimum Frontage (m)	18
Minimum Front Yard (m)	6
Minimum Rear Yard (m)	6
Minimum Side Yard (m)	1.5 except 6 m where a site abuts a residential district without an intervening lane or street
Minimum Flanking Yard (m)	3

(1) No minimum area or yard requirements apply for municipal facilities or public works.

**7.5.5 Supplementary Standards**

- (1) Council will consider discretionary use applications in the IL District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.
- (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.

## 7.6 CS – COMMUNITY SERVICE DISTRICT

7.6.1 **Purpose** - The purpose of the CS – Community Service District is to provide for a range of community services and other compatible uses.

### 7.6.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Cemetery	Airport and aircraft hangar
Club and hall	Boat launch
Community centre	Marina, type I and II
Dog and cat kennel	Public campground (See Section 5)
Educational institution	Public recreational vehicle park (See Section 5)
Hiking, bicycling, skiing, and horseback riding trails	
Institutional camps	
Government offices and facilities	
Municipal facilities	
Parks, playgrounds, and sports fields	
Public elementary and high school	
Public works excluding warehouses, storage yards, landfills, and sewage lagoons	
Public recreational facilities	

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.6.3 Accessory Uses and Buildings

Accessory Use	Designation	Bylaw Reference
Employee residence	Permitted	Subject to Section 5

### 7.6.4 Site Regulations

Site Regulation	Standard
Minimum Site Area (m <sup>2</sup> )	None
Maximum Site Area (m <sup>2</sup> )	None
Minimum Frontage (m)	None
Minimum Front Yard (m)	7.5
Minimum Rear Yard (m)	7.5
Minimum Side Yard (m)	3.5
Minimum Flanking Yard (m)	3
Maximum Site Coverage	50
Maximum Building Height (m)	8.5

(1) No minimum area or yard requirements apply for Parks, playgrounds, and sports fields,

municipal facilities, or public works

**7.6.5 Supplementary Regulations**

- (1) Council will consider discretionary use applications in the CS District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

## 7.7 F – FOREST DISTRICT

7.7.1 **Purpose** - The purpose of the F – Forest District is to provide a long-term holding designation for lands identified in the District Official Community Plan (DOCP) as having potential for future urban development. Development of these lands for residential, commercial, or other urban purposes shall not occur until such time as the lands are appropriately designated and zoned for such uses. Rezoning land for future development shall conform to the Future Land Use Plan or any future amendment to the Plan. Any such amendment shall be supported by comprehensive concept planning, review, servicing analysis and shall be subject to deliberate consideration and approval by Council. Until such time as development is approved, the District is intended to accommodate low-impact forestry, conservation, recreation, and resource-oriented uses that are compatible with the preservation of natural landscapes, recognizing that certain lands may be unsuitable for development and are more appropriately retained for long-term conservation or environmental protection.

### 7.7.2 Permitted and Discretionary Uses

Principal Permitted Uses	Principal Discretionary Uses
Beach	Marinas, type I
Hiking, bicycling, skiing, and horseback riding trails	Motorized vehicle trails
Municipal facilities	Unserviced campgrounds
Natural and heritage resource interpretation	
Parks, playgrounds, picnic grounds, and day use areas	
Public works excluding sewage lagoons	

(1) Uses that are neither permitted nor discretionary are considered prohibited.

### 7.7.3 Accessory Uses and Buildings

(1) All accessory uses and buildings shall comply with the standards and the General Regulations of this Bylaw.

### 7.7.4 Site Regulations

(1) No minimum area or yard requirements apply for development in the F District except a maximum site coverage of 5% shall apply.

### 7.7.5 Supplementary Regulations

(1) Council will consider discretionary use applications in the F District with respect to the General Discretionary Use Evaluation Criteria and the Use-Specific Discretionary Use Evaluation Criteria as described in Section 3.9, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

(2) 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 F District.

(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.

## 7.8 AOD - CANDLE LAKE AIRPARK RESIDENTIAL OVERLAY DISTRICT

7.8.1 **Purpose** - The purpose of the AOD – Candle Lake Airpark Residential Overlay District is to accommodate residential development integrated with private aircraft facilities, ensuring safe, compatible land use that supports aviation-oriented lifestyles while maintaining the resort village's character.

7.8.2 **Applicability** - This overlay applies to residential parcels directly adjacent to or within defined proximity of Candle Lake Airpark, as identified on the Zoning Overlay Map.

### 7.8.3 Permitted and Discretionary Uses

The following uses are in addition to uses permitted in the underlying residential district:

Principal Permitted Uses	Principal Discretionary Uses
	Hangar Dwelling (See Section 7.8.6)

(1) Commercial aviation operations including charter services, flight instruction or aircraft repair businesses are prohibited unless otherwise approved as a home-based business at a scale that does not generate nuisance to surrounding sites.

### 7.8.4 Accessory Uses and Buildings

The following accessory uses are in addition to uses permitted in the underlying residential district:

Accessory Use	Designation	Bylaw Reference
Accessory Dwelling Unit	Discretionary	See Section 5
Private aircraft hangar	Permitted	
Non-commercial aircraft storage and maintenance	Permitted	See Section 7.8.6
Taxiways connecting hangars to the airpark runway	Permitted	See Section 7.8.6
Aviation-related home-based businesses	Discretionary	

(1) A maximum of one private airplane hangar may be placed on any residential site.

### 7.8.5 Site Regulations

The following site regulations apply to the placement of an aircraft hangar. Where there is a discrepancy between these regulations and the underlying district, the more restrictive standard shall apply.

Site Regulation	Standard
Minimum Front Yard (m)	6
Minimum Side Yard (m)	1.5 except 3 m where a site abuts a residential site not included in the overlay district
Minimum Rear Yard (m)	3 except 6 m where a site abuts a residential site not included in the overlay district
Maximum Hangar Floor Area (m <sup>2</sup> )	250 unless otherwise approved by Council
Maximum Hangar Building Height (m)	8.5

- (1) The building area associated with an aircraft hangar shall be included in the calculation of total site coverage in the underlying district.

#### 7.8.6 Supplementary Regulations

- (1) Hangars shall be used solely for the storage and light maintenance of aircraft owned by the property occupant.
- (2) Hangars may include vehicle parking or workshop space, provided such uses remain accessory to the principal residential use.
- (3) Hangar doors shall be oriented towards the taxiway, where feasible.
- (4) Exterior lighting shall be fully shielded and directed downward to prevent glare onto taxiways, aircraft, or adjacent dwellings.
- (5) All fuel and lubricants shall be stored inside approved containers and in compliance with applicable environmental standards.
- (6) All aircraft activity shall conform to Transport Canada regulations and airport operating procedures.
- (7) Engine warm-ups or maintenance testing shall be limited to 7:00 am to 10:00 pm, except in emergencies.
- (8) The use of reverse thrust, high-power run-ups, or prolonged idling on a residential site is prohibited.
- (9) A principal dwelling unit within or attached to a private aircraft hangar may be permitted subject to the following standards:
  - a. The dwelling portion of the structure shall meet the minimum habitable floor area as defined in the underlying residential district.
  - b. The floor area for the aircraft hangar shall not exceed 250 m<sup>2</sup>, except where otherwise approved by Council.
  - c. The primary entrance to the dwelling shall face the front yard while the hangar doors shall face the internal taxiway.
  - d. The building shall comply with all building, fire, and servicing standards applicable to a dwelling unit.



8 MAPS