

PART V - ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

- A. For the purpose of this Bylaw, the Village of Caronport is divided into the following Zoning Districts which may be referred to by the appropriate symbols:

Districts	Symbols
R1 -Residential District	R1
RMH -Residential Mobile Home	RMH
C2 -Highway commercial	C2
I -Institutional	I
UR -Urban Reserve	UR

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

2. Zoning Map

The map, bearing the statement " This is the Zoning District Map referred to in Bylaw No. 5/93", adopted by the Village of Caronport signed by the Mayor and the Clerk under the Seal of the Village, shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

3. R1 - Residential District

1. Intent

The purpose of this district is to provide for low density residential development and related recreational and institutional uses.

2. Permitted Uses

The following are permitted uses in the R1 - District:

- i) Single detached dwellings
- ii) Semi-detached and duplex dwellings
- iii) Parks and playgrounds
- iv) Schools, educational institutions
- v) Cultural institutions
- vi) Hospitals
- vii) Places of worship, religious institutions
- viii) Public works (excluding offices, warehouses and storage yards)

3. Discretionary Uses

The following are discretionary uses in the R1 - District:

- i) Home occupations
- ii) Day care centres, subject to Saskatchewan Social Services Regulations.

4. Regulations

Requirement	Single Detached Dwelling	Semi-detached & Duplex Dwelling	Other Uses
i) Lot area, minimum	360 sq. m with a lane, otherwise 450 sq. m	255 sq. m per unit with a lane, otherwise 315 sq. m per unit	450 sq. m*
ii) Lot frontage, minimum for rectangular lots	12 m with a lane otherwise 15 m	8.5 m per unit with lane, otherwise 10.5 m per unit	15 m*
iii) Front yard, minimum	6 m	6 m	7.5 m*
iv) Rear yard minimum	8 m	8 m	7.5 m
v) Side yard, minimum	1.5 m	1.5 m	3.5 m
vi) Height, maximum	10.5 m	10.5 m	no maximum

* No minimum requirement for parks, playgrounds and public works.

4. RMH - Residential Mobile Home District

1. Intent

The purpose of this district is to provide for the development of mobile homes and related uses.

2. Permitted Uses

The following are permitted uses in the RMH Districts:

- i) Mobile homes
- ii) Public works (excluding offices, warehouses and storage yards)
- iii) Parks and playgrounds

3. Discretionary Uses

the following are discretionary uses in the RMH District:

- i) Day care centres
- ii) Home occupations
- iii) Mobile home parks, subject to Saskatchewan Health Regulations

4. Regulations

- i) Lot width, minimum
 - 360 sq. m with a lane
 - 460 sq. m without a lane
- ii) Lot width, minimum for rectangular lots
 - 12 m with a lane
 - 15 m without a lane
- iii) Front yard, minimum
 - 5 m

5. C2 - Highway Commercial District

1. Intent

The purpose of this district is to accommodate the orderly development of commercial establishments requiring medium to large lots.

2. Permitted Uses

The following uses are permitted in the C2 District:

- i) Motels
- ii) Service stations
- iii) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
- iv) Car washes
- v) Restaurants
- vi) Veterinary hospitals and offices of veterinary surgeons
- vii) Public works
- viii) Furniture and appliance sales and service
- ix) Lumber yards and building supply establishments
- x) Post office
- xi) Grocery store

3. Discretionary Uses

The following are discretionary uses in the C2 District:

- i) Truck and freight terminals
- ii) Concrete mixing plant

4. Regulations

- i) Lot area, minimum 1,115 sq. m*
- ii) Lot frontage, minimum 30 m*
- iii) Front yard, minimum 6 m*
- iv) Rear yard, minimum 6 m*
- v) Side yard, minimum 3 m*
- vi) Fuel pumps and other accessory equipment for service stations shall be located at least 6 m (20 feet) from any street or lot line.
- vii) All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from the street or adjacent lots.

* No minimum requirement for public works other than offices and warehouses and storage yards.

6. I - Institutional District

1. Intent

The purpose of this district is to provide for institutional development and accommodate the orderly development of community services.

2. Permitted Uses

The following uses are permitted in I - Institutional Districts

- i) Recreational uses including sports fields, parks, golf courses, curling rinks and other similar uses.
- ii) High School or Post Secondary Educational Institutions which are limited to the following accessory uses:
 - a) Dormitories
 - b) Classroom lecture halls
 - c) Gymnasiums
 - d) Places of Worship
 - e) Confectionary/Commissary
 - f) Pharmaceutical dispensary/infirmary
 - g) Laundry facilities excluding dry cleaning
 - h) Postal delivery facility
 - i) Maintenance shops
 - j) Indoor and outdoor storage areas subject to all hazardous material and fuel storage regulations and fire codes
 - k) Bookstore
 - l) Guest houses
 - m) Grocery store
- iii) Public Works (excluding offices, warehouses and storage yards)

3. Discretionary Uses

- i) Cemeteries

4. Regulations

- i) front yard minimum 7.5 m*
- ii) rear yard 7.5 m except if rear yard is serviced by a lane 3 m*
- iii) side yard 3 m (1.2 metre if abutting a lane)
- iv) Guest houses designated as accessory to the main use in the I - Institutional District and designed as separate single family dwelling units shall meet the yard regulations for the R1 - Residential District.

* no minimum requirement for public works, sports fields or parks

10. UR - Urban Reserve District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the UR District:

- i) Agricultural cropping
- ii) Recreational uses including sports fields, campgrounds, parks, golf courses and rinks
- iii) Public works (excluding office buildings and Warehouses)

3. Discretionary Uses

The following are discretionary uses in the UR District:

- i) Veterinary hospitals and clinics

4. Regulations

- i) Minimum lot area 1 ha except no minimum for public works

5. Rezoning of Land

Proposed rezoning of land from UR - Urban Reserve District to another land use shall be considered only where the rezoning and proposed development shall constitute orderly and economic development with regard to adjacent land uses, and future service requirement such as roads, schools and utilities.

PART V1 - EFFECTIVE DATE OF THE BYLAW

This Bylaw shall come into force on the date of the final approval by the Minister of Community Services.