

PART I - INTRODUCTION

<u>Title</u>	This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Village of Caronport.
<u>Purpose</u>	The purpose of this Bylaw is to control the use of land in the Village of Caronport so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality; and to implement the policies of the Basic Planning Statement.
<u>Scope</u>	No development shall hereafter be permitted within the limits of the Village of Caronport except in the conformity with the provisions of this Bylaw, the Basic Planning Statement and The Planning and Development Act, 1983.
<u>Severability</u>	A decision of a Court that one or more provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

PART II - DEFINITIONS

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

<u>Accessory</u>	A use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.
<u>Act</u>	The Planning and Development Act, 1983.
<u>Building</u>	Any structure constructed or placed on, in or over land but does not include a public highway.
<u>Building Principal</u>	A building in which the main or primary use of the lot is conducted.
<u>Council</u>	The Council of the Village of Caronport.
<u>Development</u>	The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.
<u>Dwelling Unit</u>	One or more rooms that may be used as a residence each unit having separate sleeping, cooking and toilet facilities.

<u>Dwelling, Multiple</u>	A building containing three or more dwelling units.
<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.
<u>Dwelling, Semi-detached</u>	A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
<u>Dwelling, Single Detached</u>	A building containing only one dwelling unit.
<u>Home Occupation</u>	An occupation, trade, profession or craft conducted for gain in a dwelling unit or a conforming accessory structure by the resident or residents and which is incidental and secondary to the residence.
<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers, and where a guest register or record is kept.
<u>Lot</u>	An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.
<u>Lot Line, Front</u>	A line separating the lot from the street; for a corner lot, the shorter line abutting a street.
<u>Lot Line, Rear</u>	The lot line at the rear of the lot and opposite the front lot line.
<u>Lot Line, Side</u>	The lot line other than a front or rear lot line.
<u>Minister</u>	The member of the Executive Council to whom for the time being is assigned the administration of the Act.
<u>Mobile Home</u>	A trailer coach that may be used as dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and water closet or other similar facility that may be connected to a sewage system.
<u>Mobile Home Court</u>	A lot or parcel of land under single management for the placement of two or more mobile homes.
<u>Mobile Home Site</u>	An area within a mobile home court intended for the placement of a mobile home.
<u>Motel</u>	A hotel for temporary use by automobile tourists or travellers.
<u>Parking Lot</u>	Open space, other than a street, used for temporary parking of more than four automobiles and available for public use, or as accommodation for clients, employees or customers.

<u>Parking Space</u>	A space exclusive of a driveway, ramps, or columns but including convenient access to a public lane or street, for the parking of one automobile, which shall be no less than 2.7 metres (9 feet) in width.
<u>Public Work</u>	<ul style="list-style-type: none"> i) systems for the production or distribution of electricity; ii) systems for the distribution of natural gas or oil; iii) facilities for the storage, transmission, treatment, distribution or supply of water; iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; or v) telephone or light distribution lines, that are owned or operated by the Crown or a municipality
<u>Rooming House</u>	A building containing more than one rooming unit.
<u>Rooming Unit</u>	A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this bylaw with sleeping facilities and not less than 13.9 square metres (149.4 square feet) of gross floor area but without private toilet facilities.
<u>Service Station</u>	A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and the servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, car sales lot as accessory uses.
<u>Shopping Centre</u>	A group of retail, business or office establishments located in a single building and providing for their mutual benefit off-street parking and other joint facilities.
<u>Sign</u>	Any figures, numbers, emblems, pictures, devices, marks or designs, intended to be visible from other than inside a building, for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.
<u>Structural Alteration</u>	The construction or reconstruction of the supporting elements of a building.
<u>Townhouse or Row House</u>	A building divided into three or more dwelling units located side by side under one roof and sharing common walls.
<u>Village</u>	Shall mean the Village of Caronport.
<u>Yard</u>	Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.
<u>Yard, Front</u>	That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Rear

That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Side

That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

PART III - ADMINISTRATION1. Development Officer

The Village Administrator shall be the Development Officer responsible for the administration of this Bylaw.

2. Development Permit

A. Except where a particular development is specifically exempted by Part 3, Section 5 no person shall undertake a development or commence a use without a development permit first being obtained.

B. A Development Permit cannot be issued in contravention of any provisions of this Bylaw.

3. Development Permit Procedure

A. An application for a development permit shall be made in writing to the Development Officer in any form prescribed by Council.

B. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this Bylaw.

C. Where an application for a development permit is made for a discretionary use, the development officer shall advise the Council as soon as practicable.

D. As soon as practicable after Council is advised that an application has been made for a development permit for a discretionary use, Council shall consider the application. Prior to making a decision on a discretionary use application Council shall notify each owner of property within a 75 metre radius (246 feet) of the proposed development, that it is considering an application for a discretionary use, and may refer the application to whichever government agencies or interested groups Council may consider appropriate.

E. Upon approval of a discretionary use application by resolution of Council the development officer shall issue a development permit subject to any development standards prescribed by Council based on the guidelines for such standards contained in Part IV, Section 12 of this Bylaw.

F. Where a development permit application includes a building plan or lot diagram and the Council or the development officer issues a permit in conformity with this Bylaw, a copy of that plan or diagram shall be attached to and form part of the permit. Where the plan or diagram does not conform to the regulations of the Bylaw, the applicant shall be notified of the bylaw