

requirements. If the applicant agrees in writing to alter the application to conform to the bylaw, a permit shall be issued. If the applicant does not agree, the permit shall be refused.

- G. Every decision shall be in writing and a copy sent to the applicant.
- H. A development permit is valid for a period of twelve months.
- I. Where in the opinion of the development officer determines that a development permit is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the development officer shall suspend the development permit and notify the permit holder that the permit is no longer in force.
- J. Where the Council is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Council may reinstate the development permit and notify the permit holder that the permit is valid and in force.

4. Referral to Saskatchewan Health

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

5. Development Not Requiring a Permit

A development permit is not required for the following:

- A. Maintenance, construction or installation of any public works.
- B. Fences under 1.8 metre in height.
- C. Accessory Buildings or structures less than 9 square metres in area.
- D. Maintenance or repair of any building or structure not including structural alterations.
- E. Signs in residential districts which conform to Part IV, Section

6. Development Appeals Board

- A. A Development Appeals Board is hereby established.
- B. The Development Appeals Board shall be appointed in accordance with Section 92 and 93 of the Act.
- C. An appeal to the Development Appeals Board and therefrom to the Planning Appeals Committee, Saskatchewan Municipal Board may be taken in accordance with Section 96 of the Act.

7. Fee for Zoning Amendment Application

When an application is made to the Council for an amendment to this Bylaw, such application shall be accompanied by an application fee of \$50.00.

8. Offences and Penalties

Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties of the Act.

PART IV _ GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw:

1. Licences, Permits and Compliances with Other Bylaws and Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation bylaw or any other bylaw in force within the village or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of the village. Where requirements in this Bylaw conflict with those of any other municipal requirements the more stringent requirements shall prevail.

2. Front Yard Reduction

Notwithstanding the minimum depth of front yard required by this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement for front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

3. Permitted Yard Encroachments

The following yard encroachments shall be permitted:

- A. Uncovered balconies, porches, verandas, decks may project 1.8 metres into any required front or rear yard.
- B. Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres into any required yard but not closer to a lot line than 0.15 metres.

4. Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, and multiple unit dwellings. The Development officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable), will be necessary if any future application for subdivision is made.

5. Non-Conforming Buildings and Uses

- A. Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Section 113 to 118 inclusive, of the Act.
- B. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

6. Grading and Levelling of Lots

Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property.

7. Signs

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding 3 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Commercial, Industrial and Urban Reserve Districts:
 - i) no more than two permanent signs are permitted per principal use
 - ii) the facial area of a sign may not exceed 3.5 square metres
 - iii) a sign may be double faced
 - iv) no sign shall exceed 10 metres in total height above the ground
 - v) signs advertising the principal use or the principal products offered for sale on the premises are permitted.
- D. In Residential Districts
 - i) on permanent sign is permitted per lot
 - ii) in the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling
 - iii) the facial area of a sign may not exceed 0.1 square metre

8. Accessory Buildings or Structure

- A. Accessory buildings shall not be located less than 1.2 metres from a lane.
- B. Accessory buildings shall not be located in a required front yard
- C. Accessory buildings in a rear yard, shall not be located less than .75 metres from the side lot line
- D. In a residential district, a carport or garage, up to 60 square metres in area shall be permitted
- E. In a residential district, accessory buildings shall not exceed 5.25 metres in height
- F. In the I - Institutional District the front, rear, and side yards minimum distances for that district apply to the listed permitted accessory uses.

9. Home Occupations

- A. Home occupations shall be located in single-detached, semi-detached, duplex dwellings or mobile homes or in a building accessory to the dwelling
- B. Home occupations shall be conducted entirely within the dwelling or accessory building.
- C. Other than the one permitted business sign, there shall be no exterior storage of material, and no other variation from the residential character of the building.

10. Outdoor Storage

- A. In any residential district only outdoor storage incidental to the principal use shall be permitted.
- B. No outdoor storage shall be permitted in the required front yard of any lot, but this shall not limit the customary display of any goods permitted to be sold on the lot.

11. Side Yard Exception

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

12. General Development Standards Applicable to Discretionary Uses

- A. Sites shall be landscaped to maintain the character and amenity of the neighbourhood.
- B. Adequate on site parking shall be provided and maintained.
- C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
- D. Adequate receptacles for refuse and litter shall be supplied.
- E. No objectionable sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot line unless specifically permitted as condition of a development permit.
- F. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.

13. Off Street Parking

Off-street parking shall be provided as follows:

<u>Use</u>	<u>Parking Spaces Required</u>
i) Multiple-unit dwellings	1.25 for each dwelling unit
ii) Other dwellings	1 for each dwelling
iii) Mobile homes	1 for each mobile home
iv) Rooming houses	1 for each rooming unit
v) Hotels, motels	1 for each unit
vi) Schools, educational institutions	2 for each classroom
vii) Other uses	1 for each 70 square m of gross floor area