

ZONING BYLAW



TOWN OF SHAUNAVON

Prepared by:

VEMAX Management Inc.



TOWN OF SHAUNAVON BYLAW NO. 2012-11

A bylaw of the Town of Shaunavon to adopt a Zoning Bylaw.

Whereas, in accordance with Section 207 of the Act, the Council of the Town of Shaunavon held a Public Hearing on 22, *November, 2012*, in regards to the proposed bylaw, which was advertised in a weekly paper on 23, *October, 2012* and 30, *October, 2012*, in accordance with the public participation requirements of the Act;

Therefore, the Council for the Town of Shaunavon in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The Town of Shaunavon Zoning Bylaw".
2. The Zoning Bylaw of the Town of Shaunavon is adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
3. Upon final approval by the Minister of Municipal Relations, the previous Zoning Bylaw for the Town of Shaunavon being Bylaw No. 11 -85 is hereby repealed in its entirety.
4. This bylaw shall come into force on the date of final approval by the Minister of Municipal Relations.

SEAL

MAYOR

ADMINISTRATOR

Certified to be a true copy of Bylaw No. 2012-11, Read a third time and adopted by Council this day of , 20 .

Town of Shaunavon

Zoning Bylaw

Schedule 'A' to

Bylaw No. 2012-11

As amended by BYLAWS 2012-13, 2016-09, 2018-06,

2018-12, 2019-07, 2021-09 and 2022-07

(UPDATE PRINTED April 20, 2022)

Table of Contents

ZONING BYLAW	1
Table of Contents.....	4
List of Tables	7
Part 1 - Introduction.....	1
1.1 Title.....	1
1.2 Purpose.....	1
1.3 Scope.....	1
1.4 Severability	1
Part 2 - Interpretation.....	2
Part 3 - Administration	8
3.1 Development Officer	8
3.2 Development Permits.....	8
3.3 Development Permit Procedure	8
3.4 Referral to Department of Health	10
3.5 Development Not Requiring a Permit.....	10
3.6 Development Appeals Board	10
3.7 Fee for Zoning Amendment Application.....	11
3.8 Offences and Penalties	11
3.9 Minor Variances.....	11
Part 4 - General Regulations.....	14
4.1 Licenses, Permits and Compliance with Other Bylaws and Legislation	14

4.2	Front Yard Reduction	14
4.3	Permitted Yard Encroachments	14
4.4	Number of Principal Buildings Permitted on a Lot	15
4.5	Granny Suites.....	15
4.6	Non-Conforming Buildings and Uses.....	15
4.7	Contract Zoning	15
4.8	Grading and Leveling of Lots	17
4.9	Signs.....	17
4.10	Accessory Buildings or Structures.....	18
4.11	Portable Garage or Shelter	18
4.12	Home Occupations.....	19
4.13	Outdoor Storage	19
4.14	Exception to Required yards.....	20
4.15	General Development Standards Applicable to Discretionary Uses	20
4.16	Off-Street Parking.....	22
4.17	Residential Fencing.....	22
4.18	Development Standards for Modular Homes	22
Part 5 - Zoning Districts and Zoning Maps		23
5.1	Zoning Districts	23
5.2	Zoning Map.....	24
5.3	Holding Provision.....	24
5.4	R1 - Low Density Residential District.....	25

5.5	R2 - Higher Density Residential District.....	27
5.6	R3 - Mobile Home Residential District	29
5.7	C1 - Downtown Commercial District.....	31
5.8	C2 - General Commercial	34
5.9	C3 - Highway Commercial District	36
5.10	M - Industrial District	39
5.11	UR - Urban Reserve District.....	41
	APPENDIX 'A'	43

List of Tables

Table 1: Parking Requirements	22
Table 2: Zoning Districts.....	24

Part 1 - Introduction

Under the authority granted by The Planning and Development Act, 2007, the Council of the Town of Shaunavon in the Province of Saskatchewan, in open meeting, hereby enacts as follows:

1.1 Title

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Town of Shaunavon.

1.2 Purpose

The purpose of this Bylaw is to control the use of land in the Town of Shaunavon so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality.

1.3 Scope

No development shall hereafter be permitted within the limits of the Town of Shaunavon except in the conformity with the provisions of this Bylaw and The Act.

1.4 Severability

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 2 - Interpretation

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

Accessory 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.

Act The Planning and Development Act, 2007.

Animal Unit: As per the Agricultural Operations Regulations – A-12.1, Appendix Table 1, (Section 2) (*from Amending Bylaw 2018-06*)

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

Bed and Breakfast Home A bed and breakfast facility in a single detached dwelling, licensed as an itinerant use accommodation under *The Public Accommodation Regulations*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Building Principal A building in which the main or primary use of the lot is conducted.

Cannabis Retail Stores Means a provincially-licensed stand-alone retail store where cannabis or cannabis products are sold, and which may include the sale of related accessories and ancillary items, but does not include the manufacturing or processing of products to be sold on-site. A cannabis retail store is not a pharmacy or a medical clinic. (*from Amending Bylaw 2022-07*)

Campground A site which provides for the location of tents or trailer coaches used by travelers and tourists for overnight accommodation.

Commercial Recreation Establishment A facility where a fee is paid and where active participatory activities are held. Such activities shall include but are not limited to arcades, miniature golf courses, racquet clubs, lawn bowling clubs, bowling alleys, roller skating rink, billiard and pool rooms.

Council The Council of the Town of Shaunavon.

Day Care Centre A facility which provides for the non-parental care of pre-school age children or school aged children outside of normal school hours and included, but is not limited to:

- i) a child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to *The Child Care Act*; or
- ii) a nursery school for pre-school children.

Development 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.

Development Officer The officer of the Town of Shaunavon appointed pursuant to Section 3.1 to administer this Bylaw.

Development Permit A document authorizing a development issued pursuant to this Bylaw, but does not include a building permit.

Discretionary Use 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.

Dwelling A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.

Dwelling Unit One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.

Dwelling, Duplex A building divided horizontally into two dwelling units.

Dwelling, Multiple A building containing three or more dwelling units as defined here and shall include, amongst others, town or row houses and apartments as distinct from a rooming house, hotel or motel.

Dwelling, 'Ready to Move' (RTM) A new single detached dwelling constructed off site to National Building Code or CSA A277 standards to be moved onto a new permanent residential site building foundation.

Dwelling, Semi-detached A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

Dwelling, Single Detached A building containing only one dwelling unit.

Dwelling, Townhouse A building with three or more dwelling units side by side with common

party walls which separate, without opening, each dwelling unit throughout the entire structure, with each dwelling having their own entrance. Where consistent with this Bylaw, a row house may be subdivided into the separate dwelling units along the party wall.

Family Child Care Home A child care facility located in a building where the principal use is a dwelling unit and which is licensed by the Province of Saskatchewan pursuant to *The Child Care Act*.

Granny Suite A self-contained secondary dwelling unit detached from the principal dwelling unit on a single residential lot.

Gross Floor Area The total floor area in a principal building or structure measured between the exterior faces of exterior walls of the building or structure at the level of each story below, at and above grade, excluding the area used for off-street parking, attics, balconies, mechanical equipment and stairways.

Group Care Facility A supervised residential dwelling unit, licensed or approved under provincial statute, for the accommodation of persons (excluding resident staff and any resident operator), referred by hospitals, courts, government agencies or recognized social service agencies or health professionals.

Home Occupation An occupation, trade, profession or craft conducted for gain in a dwelling unit by the resident or residents and which is incidental and secondary to the residence.

Hotel A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept.

Livestock Limited in this Bylaw to: Horses, Sheep, Goats, and Cattle (*from Amending Bylaw 2018-06*)

Lot An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.

Lot Line, Front The line separating the lot from the street; for a corner lot, the shorter line abutting a street.

Lot Line, Rear The lot line at the rear of the lot and opposite the front lot line.

Lot Line, Side The lot line other than a front or rear lot line.

Minister The member of the Executive Council to whom for the time being is assigned the administration of the Act.

Mobile Home A non-motorized, transportable, single story trailer coach, which:

- i) is used for long-term, year-round or seasonal habitation;
- ii) is manufactured off site, in one or more sections;
- iii) is placed on a permanent or temporary foundation;
- iv) is connected to the municipal water and sewer system;
- v) shall be certified by the manufacturer that it complies with Canadian Standards Association code CSA-Z240;

and shall not include:

- i) a recreational vehicle; or
- ii) a tourist or camper trailer.

Mobile Home Park A lot under single management for the placement of two or more mobile homes.

Mobile Home Site An area within a mobile home park intended for the placement of a mobile home.

Modular Home A factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with Canadian Standards Association Code CSA-A277 standard.

Motel A hotel for temporary use by automobile tourists or travelers.

Night Club A building or part of a building which features commercial entertainment including music and dancing. Food and beverages including alcoholic beverages may be provided to the patrons.

Oil or Gas Well Any opening in the ground, except seismic shot holes or structure test holes, made or being made by drilling, boring or in any other manner through which a mineral is obtained or is obtainable, or for the purpose of obtaining a mineral, or for the injection of any fluid in an underground reservoir for the purpose of obtaining a mineral; and includes a battery site, flow line, power line, roadway or surface line as defined by The Surface Rights Acquisition and Compensation Act.

Parking Lot 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.

Parking Space 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.

Personal Service Establishment A development used for the provision of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, and photographers but excluding any adult or sexually explicit services.

Portable Garage or Shelter A small scale moveable structure designed to provide storage and protection.

Public Work

- 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.

Residential Care Home A facility licensed under provincial statute to provide, in a residential dwelling, long term residential, social, physical or personal care, including accommodation, meals, supervision or assistance for persons who have limits on ability for self-care and self-supervision and who are unrelated to the operator or owner.

Rooming House A building containing more than one rooming unit.

Rooming Unit 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 of gross floor area but without private toilet facilities.

Service Station 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, or car sales lot as accessory uses.

Shipping Containers A standardized re-sealable moveable transportation box for freight handling and storage, typically constructed of aluminum or steel.

Shopping Centre 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.

Sign 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.

Strip Mall A single story structure in which a minimum of two of the permitted and discretionary uses of the zoning district are located together, each use having a separate entrance to the outside with off-street parking and other jointly used amenities.

Structural Alteration The construction or reconstruction of the supporting elements of a building.

Town Shall mean the Town of Shaunavon.

Townhouse or Row House A building divided into three or more dwelling units located side by side under one roof and sharing common walls.

Tower Any structure used for the transmission or reception of radio, television, telecommunications, mechanical or electrical energy for industrial, commercial, private or public uses, or for the storage of any substance or liquid.

Yard Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.

Yard, Front 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 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 3 - Administration

3.1 Development Officer

Council shall appoint a development officer who shall be responsible for the administration of this Bylaw. The development officer shall be responsible for, among other things:

- a. Assisting council to encourage orderly development and ensure that proposed developments are consistent with this Bylaw and the Official Community Plan;
- b. Receiving and processing all applications for development permits;
- c. Keeping a register of all applications for development permits as well as the outcome of the applications.

3.2 Development Permits

- a. Except where a particular development is specifically exempted by Section 3.5 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.

3.3 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 and with the information required by the 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 (246') radius 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 Section 4.15 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 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 and may be extended for one or more additional twelve month periods when presented to the development officer before its date of expiry.
 - i. Where the holder of a valid development permit proposes a deviation to any building plan or lot diagram forming part of the permit, and the deviation is minor in the opinion of the development officer and would not result in a contravention of the Bylaw, the development officer shall amend the permit accordingly and shall notify the Council and the Department of Health. Any such deviation shall not extend the term of the permit as described in Section 3.3.h. A proposed deviation which is not felt to be minor shall be placed before the Council for consideration at its next meeting.
 - j. Where the development officer determines that a development 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.
 - k. 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.

1. A person whose development permit is suspended or cancelled under this section may appeal to the Development Appeals Board within 30 days from the date in which the development permit is suspended or cancelled.

3.4 Referral to Department of 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 the Department of Health.

3.5 Development Not Requiring a Permit

A development permit is not required for the following:

- a. Maintenance, construction or installation of any public utility facility;
- b. Fences;
- 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 Section 4.9.

3.6 Development Appeals Board

- a. A Development Appeals Board has been established.
- b. Members shall be appointed to the Development Appeals Board in accordance with Sections 214 and 215 of the Act.
- c. An appeal to the Development Appeals Board and therefrom to the Saskatchewan Municipal Board may be taken in accordance with Section 27 of the Act.

3.7 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. The applicant shall pay the costs of advertising associated with the application.

3.8 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.

3.9 Minor Variances

- a. Section 49 clause (h) of the Act permits Council to prescribe procedures for making and processing applications for minor variances of Zoning Bylaw. The development officer may vary the requirements of the Zoning Bylaw in accordance with the constraints from Section 60 of the Act and using the procedure described as follows:
 - i) An application for minor variance shall be made to the development officer for a minor variance of the Zoning Bylaw;
 - ii) The development officer shall keep a record of all minor variance applications;
 - iii) A minor variance may be granted for variation only of:
 - (1) the minimum required distance of a building from the lot line; and
 - (2) the minimum required distance of a building to any other building on the lot;
 - iv) The maximum amount of minor variance must not exceed a 10% variation of the bylaw requirements;
 - v) The development must conform to the Zoning Bylaw with respect to the use of land;
 - vi) The relaxation of the bylaw must not injuriously affect neighbouring properties; and
 - vii) A minor variance must not be granted:
 - (1) in connection with an agreement entered into pursuant to Section 69 of the Act respecting the rezoning of land;
 - (2) if it would be inconsistent with any provincial land use policies or statements of provincial interest; or
 - (3) if it would be inconsistent with the intent of the Official Community Plan.

- b. On receipt of an application for a minor variance, the Development Officer may:
 - i) approve the minor variance;
 - ii) approve the minor variance and impose terms and conditions on the approval; or
 - iii) refuse the minor variance.

- c. If Council or the development officer imposes terms or conditions on an approval pursuant to Subsection 3.9.b, the terms and conditions must be consistent with the general development standards made applicable to minor variances by the Zoning Bylaw.

- d. If 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.

- e. If an application for a minor variance is approved, with or without terms and conditions being imposed, the council or development officer shall provide written notice to:
 - i) the applicant; and
 - ii) the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.

- f. The written notice required pursuant to Subsection 3.9.d. must:
 - i) contain a summary of the application for minor variance;
 - ii) provide reasons for and an effective date of the decision;
 - iii) indicate that an adjoining assessed owner may, within 20 days after receipt of the notice provided pursuant to Subsection 3.9.d., lodge a written objection with the council or development officer; and
 - iv) if there is an objection as described in Section 3.9.f.iii), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.

- g. The written notice required pursuant to Subsection 3.9.d. must be delivered:
 - i) by registered mail; or
 - ii) by personal service.

- h. A decision approving a minor variance, with or without terms and conditions, does not take effect:
 - i) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed; or
 - ii) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

- i. 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 municipality respecting the approval of the minor variance within the periods prescribed in Subsection 3.9.h, the approval is deemed to be revoked and the council or development officer shall notify the applicant in writing:
 - i) of the revocation of the approval; and
 - ii) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days after receiving the notice.

- j. 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 after the date of that decision.

- k. A decision of the Development Appeals Board may be appealed to the Saskatchewan Municipal Board in accordance with Section 226 of the Act.

Part 4 - General Regulations

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

4.1 Licenses, Permits and Compliance 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 town or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the town. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

4.2 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.

4.3 Permitted Yard Encroachments

- a. The following yard encroachments shall be permitted:
 - i) (*Amending Bylaw 2016-09*) Uncovered balconies, porches, verandahs and decks may project 4.8 metres into any required front or rear (*Amending Bylaw 2021-09*) yard.
 - ii) Window sills, eaves, gutters, bay windows, chimneys and similar non- structural alterations may project a distance of 600 millimetres into any required/yard but not closer to a lot line than 150 millimetres.
- b. Where Council passes a resolution pursuant to Section 4.14 consideration shall be given to the effect of this subsection. In no case shall a resolution reducing a front or rear yard requirement be passed if the resulting distance between the projection permitted by this subsection and the front or rear lot line (as the case may be) is less than 4 metres.
- c. In no case shall a resolution reducing a side yard requirement be passed if the resulting distance between the projection permitted by this subsection and the side lot line is less than 0.15 metres.

4.4 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.

4.5 Granny Suites

No more than one granny suite may be permitted to a one unit dwelling on any given site. A granny suite shall:

- a. Share water and sewer servicing with the principal dwelling;
- b. Comply with the Saskatchewan Building Code and all municipal and provincial regulations;
- c. Have no more than one bedroom.

4.6 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 *(amending Bylaw 2021-09)* carried on in accordance with the provisions of Sections 88 to 93 inclusive, of the Act.
- b. No existing use or building shall be deemed to be non-conforming *(Amending Bylaw 2021-09)* by reason only of the conversion of this Bylaw from the Imperial System of Measurement of 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.

4.7 Contract Zoning

- a. Section 69 of the Act permits council to enter into rezoning agreements with property owners for the purpose of accommodating requests for the rezoning of land for specific projects. If a person applies to council to have an area of land rezoned to permit the carrying out of a specified proposal, council may, subject to those guidelines, enter into an agreement with the person setting out:

- i) a description of the proposal;
 - ii) reasonable terms and conditions with respect to:
 - (1) the uses of the land and buildings or the forms of development; and
 - (2) the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;
 - iii) time limits within which any part of the described proposal or terms and conditions imposed pursuant to Subsection 4.7.a.ii) must be carried out; and
 - iv) a condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and condition and time limits prescribed in the agreement.
- b. The council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of the land to which the agreement relates:
- i) vary the agreement;
 - ii) enter into a new agreement; or
 - iii) extend any time limit prescribed in the agreement.
- c. An agreement entered into pursuant to this section runs with the land, and the municipality shall register an interest based on the agreement in the land registry against the affected titles:
- i) at any time after the bylaw amending the Zoning Bylaw is approved by the minister; or
 - ii) if approval of the minister is waived pursuant to Section 78 of the Act, at any time after the bylaw amending the Zoning Bylaw is passed by the council.
- d. On registration of an interest based on an agreement entered into pursuant to this section, the agreement binds the registered owner of the land affected by the agreement and the registered owner's heirs, executors, administrators, successors and assigns.
- e. No use or development of land or buildings that are the subject of an agreement entered into pursuant to this section may take place except in accordance with the agreement.
- f. An amendment to a Zoning Bylaw affected pursuant to this section does not take effect until an interest based on an agreement required pursuant to this section is

registered in accordance with Subsection 4.7.c.

- g. The council may declare any agreement entered into pursuant to this section void if:
 - i) any land or buildings that are the subject of an agreement are developed or used contrary to the provisions of the agreement; or
 - ii) the development fails to meet a time limit prescribed in the agreement.
- h. If the council declares an agreement void pursuant to Subsection 4.7.g., the land reverts to the district to which it was subject before rezoning.
- i. Subject to Section 24 of the Act, if the council intends to void an agreement pursuant to Subsection 4.7.g., it shall give notice of the proposed cancellation and the effect of the cancellation in one issue of a newspaper that circulates in the Town.
- j. The symbol “CZ” will be used on the Zoning District Map as to identify the land that is zoned by an agreement.
- k. If, after giving the required notice, the council voids an agreement pursuant to Subsection 4.7.g., it shall discharge the registration of any interest registered in connection with the agreement.
- l. Before entering into an agreement with a person pursuant to this section, the council may require the person to deliver a performance bond acceptable to the council to assure implementation of the agreement.

4.8 Grading and Leveling of Lots

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

4.9 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 1 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 11 metres in total height above the ground; and
 - v) signs advertising the principal use or the principal products offered for sale on the premises are permitted.
- d. In Residential Districts:
- i) one 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; and
 - iii) the facial area of a sign may not exceed 0.1 square metres.

4.10 Accessory Buildings or Structures

- a. When vehicle access into an accessory building is from a side lot line or lane then the accessory building shall not be located less than 1.5 metres from that side lot line or lane. When vehicle access to an accessory is not from a side lot line or lane, then the accessory building shall not be located less than 0.75 metres from the side lot or lane.
- b. Accessory buildings shall not be located in a required front or side yard.
- c. *(from Amending Bylaw 2018-06)* In a residential district, a carport or garage, up to 84 square metres in area shall be permitted.
- d. *(from Amending Bylaw 2018-06)* In a residential district, accessory buildings shall not exceed 5.49 metres in height.

4.11 Portable Garage or Shelter

Council may issue a development permit to allow for the placement of a portable garage and shelter if:

- a. The shape and size of the lot is adequate to accommodate the proposed portable garage and shelter;
- b. The portable garage and shelter is not located in the front or side yards;
- c. The approval of the proposal will not negatively impact surrounding areas;

- d. Portable garages and shelters are adequately anchored;
- e. The portable garage and shelter shall be limited to a maximum height of 4.5 metres in a residential area;
- f. The portable garage and shelter shall be limited to a maximum of 27 square metres in a residential area;
- g. The portable garage and shelter is not to be electrically wired or heated.

4.12 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 display, no exterior storage of material, and no other variation from the residential character of the building.
- d. The home occupation shall occupy no more than 20% of the total floor area of the principal building, excluding the basement.
- e. The number of persons involved in the Home Occupation is limited to the occupant and one other family member.

4.13 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.
- c. Shipping containers shall follow site requirements and shall only be used or placed once approved by the development officer.

4.14 Exception to Required yards

- a. Proposed Subdivisions of existing single detached dwellings or other approved uses.
 - i) Council may by resolution provide for a decrease in the required front, rear or side yard of a single detached dwelling and/or an accessory building and/or other permitted or approved discretionary uses in residential zoning districts, to enable the approval of a subdivision.
 - ii) Council shall only pass a resolution pursuant to Subsection 4.14.a.i) if the following conditions exist:
 - (1) the proposed subdivision involves one or more lots each of which contain a building occupied by a conforming or legally non-conforming use; and
 - (2) no more than one new lot will result (not including any remnant).
 - iii) The maximum reduction for a required yard allowance shall be 10% except in the case of a front yard previously developed according to Section 4.2.
 - iv) Where Council proposes to pass a resolution permitting a reduction in the front, rear or side yard, shall only do so if Section 4.3 would not be contravened.
 - v) All other applicable requirements of this Bylaw shall be met. The effect of any such resolution shall be to designate each lot resulting from the subdivision as conforming to the yard regulations of the relevant District.
- b. All Other Dwellings - Where No Other Subdivision is Proposed.

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

4.15 General Development Standards Applicable to Discretionary Uses

- a. Sites shall be landscaped to maintain the character and amenity of the neighborhood.
- b. Adequate onsite 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. Except where specified by council, pursuant to Subsection 4.15.g., for the purposes of regulating potentially hazardous or obnoxious uses, no sound, light, glare, heat, dust or other emission shall be transmitted beyond the lot lines.

- f. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- g. In addition to any development standard described above which may be prescribed by council for a discretionary use permit, where the proposed use is potentially hazardous or obnoxious, council may also prescribe specific standards in accordance with the following:
 - i) In the case of a proposed oil well or tower all yards shall be at least 25% greater than the total height of any oil well or tower to be located on that lot;
 - ii) All towers, oil wells or other potentially dangerous structures shall be enclosed by a locked protective fence at least 1.8 metres in height, if no locked anti-climbing device is installed on the structure;
 - iii) Within 60 metres of any residential district no potentially hazardous or obnoxious use shall emit sound in excess of a level of 50 dbA from 10:00 p.m. to 7:00 a.m., or 60 dbA from 7:00 a.m. to 10:00 p.m. unless this standard is altered by council for a particular development application, on a case by case basis, following consultation with the Department of Environment and Public Safety or any other appropriate agency; and
 - iv) No tower, oil well or other structure shall obstruct air navigation or communication due to its height or electrical interference. In determining standards to regulate such matters, council may consult with the Canada Department of Communications, Transport Canada, the Saskatchewan Power Corporation or any other appropriate agency.
- h. Council may regulate the maximum number of persons (other than the resident staff or operator) who may occupy a group care facility by specifying the number in the development permit.

4.16 Off-Street Parking

a. Off-street Parking Requirements

Table 1: Parking Requirements

Use	Parking Spaces Required
Multiple-unit dwellings	1.25 for each dwelling unit
Other dwellings	1 for each dwelling
Mobile homes	1 for each mobile home
Rooming houses	1 for each rooming unit
Hotels, motels	1 for each unit
Restaurants, theaters, assembly halls, places of worship	1 for every 10 seats
Schools, educational institutions	2 for each classroom
Other uses	1 for each 70 sq. m. of gross floor area

4.17 Residential Fencing

- a. Fences and hedges in a residential district shall be a maximum of 2.0 metres high in any rear or side yard, and a maximum of 1.0 metre high in any front yard.
- b. A development officer may require a fence to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, a development officer may specify that the fence be designed to mitigate noise.

4.18 Development Standards for Modular Homes

- a. All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.

- b. Modular homes shall be permanently connected to water and sewer services provided by the municipality and permanently connected as available to other public utilities.

Part 5 - Zoning Districts and Zoning Maps

5.1 Zoning Districts

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

District	Symbol
Low Density Residential	R1
Higher Density Residential	R2
Mobile Home Residential	R3
Downtown Commercial	C1
General Commercial	C2
Highway Commercial	C3
Industrial	M
Urban Reserve	UR
Contract Zoning	CZ

Table 2: Zoning Districts

- b. The locations and boundaries of the zoning districts are shown on the Zoning District Map included as Appendix 'A'.

5.2 Zoning Map

The map included as Appendix 'A', bearing the statement "This is the Zoning District Map to accompany Bylaw Number 2012-08", adopted by the Town of Shaunavon.", and signed by the Mayor and the Town Administrator under the Seal of The Town, shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

5.3 Holding Provision

- a. Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H" any lands so designated on the map shall be subject to a holding provision.
- b. Any lands subject to a holding provision shall only be used for the following uses:
 - i) agricultural cropping; or
 - ii) public works.
- c. Any structures on lands subject to a holding provision may continue to be used and structural alterations and additions which conform to the regulations of the R1 - Residential District may be made.

5.4 R1 - Low Density Residential District

5.4.1 Intent

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

5.4.2 Permitted Uses

The following are permitted uses in the R1 District:

- a. Single detached dwellings
- b. Semi-detached and duplex dwellings
- c. Parks and playgrounds
- d. Schools, educational institutions
- e. Cultural institutions
- f. Hospitals
- g. Places of worship, religious institutions
- h. Public works
- i. The existing group care facility on south 30' of Lot 10 and all of Lot 11, Block 47, Plan B3185 (with a maximum of 6 residents)

5.4.3 Discretionary Uses

Section 5.4.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018

The following are discretionary uses in the R1 District:

- a. Home occupations
- b. Day care centres, subject to Department of Social Services Regulations
- c. Lodges, social clubs
- d. Group care facilities in any permitted dwelling unit, subject to the provisions of Section 4.15.
- e. Artist Studios
- f. Towers
- g. Recreation Facilities
- h. Modular Home
- i. Or upon Council approval by resolution

5.4.4 Regulations

a. Lot Requirements

Requirement (per unit)	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Other Uses
Lot area, minimum	With a lane: 300 sq.m., Without a lane: 450 sq.m.	With a lane: 225 sq.m. Without a lane: 315 sq.m.	450 sq.m.*
Lot frontage, minimum for rectangular lots	With a lane: 12 m. Without a lane: 15 m.	With a lane: 8.5 m. Without a lane: 10.5 m.	15 m.*
Front Yard, minimum	6 m.	6 m.	7.5 m.*
Rear Yard, minimum	8 m.	8 m.	7.5 m.*
Side Yard, minimum	1.2 m.	1.2 m.	3.5 m.*
Height, maximum	10.5 m.	10.5 m.	No maximum

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

b. Side-yard Setback Exceptions:

For semi-detached dwelling, townhouses, row houses or multiple unit dwellings, no side yard shall be required on the side of the dwelling unit’s common wall.

5.5 R2 - Higher Density Residential District

5.5.1 *Intent*

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

5.5.2 *Permitted Uses*

The following are permitted uses in the R2 District:

- a. All those uses listed as permitted uses in the R1 - Residential District
- b. Townhouses or row houses
- c. Multiple unit dwellings
- d. The existing group care facility on Lots F & G, Block 30, Plan DU2460 (with a maximum of 6 residents)

5.5.3 *Discretionary Uses*

Section 5.5.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018

The following are discretionary uses in the R2 District:

- a. Home occupations
- b. Day care centres, subject to Department of Social Services Regulations.
- c. Lodges, social clubs
- d. Group care facilities in any permitted dwelling unit, subject to the provisions of Section 4.15.
- e. Artist Studios
- f. Towers
- g. Modular Home
- h. Or upon Council approval by resolution

5.5.4 Regulations

a. Lot Requirements

Requirement (per unit)	Multiple Unit Dwellings	Townhouses, Row Houses
Lot area, minimum	500 sq.m.	200 sq.m.
Lot frontage, minimum for rectangular lots <i>(Amending Bylaw 2021-09)</i>	21 m.	7.6 m.
Front Yard, minimum	6 m.	6 m.
Rear Yard, minimum	8 m.	6 m.
Side Yard, minimum	3.5 m. or half the average wall height, whichever is greater	2 m.
Lot Coverage, maximum	50%	40%

b. Requirements for other uses are the same as in the R1 District, given in Subsection 5.4.4.a.

c. Side-yard Setback Exceptions:

For semi-detached dwelling, townhouses, row houses or multiple unit dwellings, no side yard shall be required on the side of the dwelling unit's common wall.

d. Council may set alternative lot requirements for discretionary uses.

5.6 R3 - Mobile Home Residential District

5.6.1 *Intent*

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

5.6.2 *Permitted Uses*

The following are permitted uses in the R3 District:

- a. Mobile homes
- b. Public works
- c. Parks and playgrounds
- d. Modular Home

5.6.3 *Discretionary Uses*

Section 5.6.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018

The following are discretionary uses in the R3 District:

- a. Day care centres
- b. Home occupations
- c. Mobile home parks, subject to Department of Health Regulations.
- d. Group care facilities in any permitted dwelling unit, subject to the provisions of Section 4.15.
- e. Artist Studios
- f. Towers
- g. Or upon Council approval by resolution

5.6.4 Regulations

a. Lot Requirements

Requirement (per unit)	Mobile Home Dwellings
Lot area, minimum	With a lane: 360 sq. m. Without a lane: 450 sq. m.
Lot width, minimum for rectangular lots	With a lane: 12 m. Without a lane: 15 m.
Front Yard, minimum	5 m.
Rear Yard, minimum	5 m.
Side Yard, minimum	1.2 m.

b. Council may set alternative lot requirements for discretionary uses.

5.7 C1 - Downtown Commercial District

5.7.1 *Intent*

The purpose of this district is to regulate and encourage commercial development in the downtown core.

5.7.2 *Permitted uses*

The following are permitted uses in the C1 District:

- a. Offices
- b. Bakeries with retail sales
- c. Personal service establishments
- d. Banks and financial institutions
- e. Medical and dental offices and clinics
- f. Printing plants, newspaper offices
- g. Restaurants
- h. Retail stores
- i. Theatres, assembly halls
- j. Undertaking establishments, funeral homes
- k. Hotels, motels
- l. Service or repair shops
- m. Libraries, cultural institutions
- n. Places of worship, religious institutions
- o. Service stations
- p. Lodges, social clubs
- q. Parking lots
- r. Public works
- s. Dwelling units attached to commercial establishment
- t. Automobile sales and service
- u. Hardware and building supply establishments
- v. Cannabis Retail Stores (*Amending Bylaw 2021-09*)
- w. Furniture and appliance sales and service (*Amending Bylaw 2021-09*)

5.7.3 *Discretionary Uses*

Section 5.7.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018

The following are discretionary uses in the C1 District:

- a. Commercial recreation establishments
- b. Towers
- c. Night Clubs
- d. Mobile Food Operations
- e. Or upon Council approval by resolution

5.7.4 *Regulations*

- a. Lot Requirements

Requirement (per unit)	Permitted Uses	Service Stations
Lot area, minimum	280 sq. m.	929 sq. m.
Lot frontage, minimum for rectangular lots	7.5 m.	30 m.
Front Yard, minimum	Nil	7.5 m.
Rear Yard, minimum	6 m.	6 m.
Side Yard, minimum	Nil, except 2.1 m. abutting a residential district without an intervening lane or street	Nil, except 2.1 m. abutting a residential district without an intervening lane or street

- b. All dwelling units shall have an entrance separate from that of the commercial establishment. Dwelling units must be provided with a fire exit secondary to the required entrance.
- c. Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.
- d. 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.

- e. Council may exempt from the requirements to provide off street parking facilities any person who constructs a new building and pays or agrees to pay the sum of money determined by Council for providing the required parking facilities in another location.

- f. Council may set alternative lot requirements for discretionary uses.

- g. Cannabis retail stores must be located a minimum of one block (as defined at Council's discretion) from schools and playgrounds. (*Amending Bylaw 2021-09*)

5.8 C2 - General Commercial

5.8.1 *Intent*

The purpose of this district is to accommodate the development of a range of commercial and service establishments but that will not conflict with adjacent land uses.

5.8.2 *Permitted Uses*

The following are permitted uses in the C2 District:

- a. All those uses listed as permitted in the C1 - Downtown Commercial District
- b. Shops of plumbers, pipe fitters, electricians and other industrial tradespeople
- c. Lumber yards and building supply establishments
- d. Small animal (*Amending Bylaw 2021-09*) veterinary hospitals and clinics
- e. Car washes
- f. Commercial recreation establishments
- g. Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment

5.8.3 *Discretionary Uses*

Section 5.8.3 Discretionary Uses amendment Bylaw 2016-09: updated July 1, 2017 and Bylaw 2018-12: updated October 16, 2018, Bylaw 2021-09: updated August 11, 2021)

The following are discretionary uses in the C2 District:

- a. Auto Body shops
- b. Towers
- c. Night Clubs
- d. Personal Storage Units
- e. Or upon Council approval by resolution
- f. Any of the following permitted uses stated in the C3 District may also be considered:
 - i. Establishments for sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment

5.8.4 Regulations

a. Lot Requirements

Requirement (per unit)	Permitted Uses	Service Stations
Lot area, minimum	230 sq. m.	920 sq. m.
Lot frontage, minimum for rectangular lots	7.5 m.	30 m.
Lot Frontage, Maximum for ties or consolidation <i>(From Amending Bylaw 2019-07 and 2021-09)</i>	91.44 m.	91.44 m.
Front Yard, minimum	Nil	7.5 m.
Rear Yard, minimum	6 m.	6 m.
Side Yard, minimum	Nil, except 1.5 m. abutting a residential district without an	Nil, except 1.5 m. abutting a residential district without an intervening lane or street

- b. All dwelling units shall have an entrance separate from that of the commercial establishment. Dwelling units must be provided with a fire exit secondary to the required entrance.
- c. Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.
- d. 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.
- e. Council may set alternative lot requirements for discretionary uses.
- f. All lot ties and lot consolidations shall be adjacent and contiguous. *(From Amending Bylaw 2019-07)*

5.9 C3 - Highway Commercial District

5.9.1 *Intent*

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

5.9.2 *Permitted Uses*

The following uses are permitted in the C3 District:

- a. Motels
- b. Service stations
- c. Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
- d. Car washes
- e. Restaurants
- f. Veterinary hospitals and offices of veterinary surgeons
- g. Public works
- h. Furniture and appliance sales and service
- i. Lumber yards and building supply establishments
- j. Hotels
- k. Parking Lots (*amending Bylaw 2021-09*)
- l. Shops of plumbers, pipe fitters, electricians and other industrial tradespeople (*amending Bylaw 2021-09*)

5.9.3 Discretionary Uses

5.9.3 Discretionary Uses amendment Bylaw 2016-09: updated July 1, 2017 and Bylaw 2018-12: updated October 16, 2018, Bylaw 2021-09: updated August 11, 2021)

The following are discretionary uses in the C3 District:

- a. Truck and Freight terminals
- b. Towers, oil or gas wells subject to Section 11.3.3 of the Official Community Plan
- c. Night Clubs
- d. Farm Service Centre
- e. Personal Storage Units
- f. Or upon Council approval by resolution
- g. Any of the following permitted uses stated in the C1 District *(amending Bylaw 2021-09)*
 - i. Offices
 - ii. Bakeries with retail sales
 - iii. Personal Service establishments
 - iv. Banks and financial institutions
 - v. Medical and Dental offices and clinics
 - vi. Printing plants, newspaper offices
 - vii. Retail stores
 - viii. Theatres, assembly halls
 - ix. Undertaking establishments, funeral homes
 - x. Service or repair shops
 - xi. Libraries, cultural institutions
 - xii. Places of worship, religious institutions
 - xiii. Lodges, social clubs
 - xiv. Dwelling units attached to commercial establishment
 - xv. Hardware and building supply establishments
- h. Any of the following permitted uses stated in the C 2 District may also be considered: *(amending Bylaw 2021-09)*
 - i. Commercial recreation establishments
- i. *(from Amending Bylaw 2018-06)* Livestock, to a maximum of one animal unit per hectare (1 ha = 2.47 acres) to a maximum of four animal units per property

5.9.4 Regulations

Lot Requirements

Requirement (per unit)	Permitted Uses
Lot area, minimum	1115 sq. m.*
Lot frontage, minimum for rectangular lots	30 m.*
Lot Frontage, Maximum for ties or consolidation <i>(From Amending Bylaw 2019-07 and 2021-09))</i>	91.44 m.
Front Yard, minimum	6 m.
Rear Yard, minimum	6 m.
Side Yard, minimum	3 m.

b. Council may set alternative requirements for discretionary uses.

c. All lot ties and lot consolidations shall be adjacent and contiguous. *(From Amending Bylaw 2019-07)*

5.10 M - Industrial District

5.10.1 Intent

The purpose of this district is to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage.

5.10.2 Permitted Uses

The following are permitted uses in the M District:

- a. Railway and ancillary railway functions
- b. Service stations
- c. Grain elevators
- d. Lumber and building supply establishments
- e. Establishments for the sale, storage rental or servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- f. Machine shops, welding shops
- g. Warehouses and wholesale establishments
- h. Autobody shops
- i. Car washes
- j. Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- k. Truck and freight terminals
- l. Cold storage and locker plants
- m. Public works
- n. Personal Storage Units

5.10.3 Discretionary Uses

Section 5.10.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018; Bylaw 2021-09: updated August 11, 2021)

The following are discretionary uses in the M District:

- a. Feed mills, seed cleaning plants subject to the Department of Environment Regulations
- b. Bulk fertilizer and chemical sales subject to the Departments of Labour and Environment regulations
- c. Bulk fuel storage and sales subject to the Department of Sask. Environment regulations and public safety
- d. Stockyards and auction marts
- e. Towers, oil or gas wells subject to Section 11.3.3 of the Official Community Plan
- f. Or upon Council approval by resolution
- g. Cannabis Cultivation (*amending Bylaw 2021-09*)

5.10.4 Regulations

a. Lot Requirements

Requirement (per unit)	Permitted Uses
Lot area, minimum	929 sq. m.*
Lot frontage, minimum for rectangular lots	30 m.*
Lot Frontage, Maximum for ties or consolidation <i>(From Amending Bylaw 2019-07 and 2021-09)</i>	91.44 m. or 3 lots, whichever is greater
Front Yard, minimum	7.5 m.
Rear Yard, minimum	6 m., except nil abutting a railway
Side Yard, minimum	3 m.

*No minimum for Public Works

- b. Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.
- c. All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.
- d. Council may set alternative lot requirements for discretionary uses.
- e. All lot ties and lot consolidations shall be adjacent and contiguous. *(From Amending Bylaw 2019-07)*
- f. Cannabis Cultivation must be located a minimum of one block (as defined at Council’s discretion) from schools and playgrounds. *(Amending Bylaw 2021-09)*

5.11 UR - Urban Reserve District

5.11.1 Intent

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

5.11.2 Permitted Uses

The following are permitted uses in the UR District:

- a. Agricultural cropping
- b. Recreational uses including sports fields, campgrounds parks, golf courses and rinks
- c. Public works
- d. Airports and airport related facilities

5.11.3 Discretionary Uses

Section 5.11.3 Discretionary Uses amendment Bylaw 2018-12: updated October 16, 2018

The following are discretionary uses in the UR District:

- a. Veterinary hospitals and clinics
- b. Towers, oil or gas wells subject to Section 11.3.3 of the Official Community Plan
- c. Or upon Council approval by resolution

5.11.4 Regulations

a. Lot Requirements

Requirement (per unit)	Permitted Uses
Lot area, minimum	1 ha.*

*No minimum for Public Works

- d. Council may set alternative lot requirements for discretionary uses

5.11.5 Rezoning of Land

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

APPENDIX 'A'

Zoning District Maps

(See attached)

Town of Shaunavon Amending Bylaw No. 2016-09

Map

1. Appendix "A" – Zoning Districts and Zoning Maps of Bylaw 2012 – 11 is amended by changing the designation of the area described as:
The portion of Lots A – E, Block 30, Plan DU2460 as shown on bold outline on the map below from R1 – Residential District to R2 – Residential District.



SHAUNAVON SASKATCHEWAN	Sec's. 07, 08, 17, 18, 19, & 20 Twp 08 - Rge 18 - W 3rd. M	GENERAL INFORMATION <small>This map is derived from the City of Shaunavon's General Zoning Bylaw. This map is available in hardcopy format only.</small> <small>For further information about this map and other products, please contact the Geographic Information Services.</small> <small>This map is not to be used as a legal instrument.</small> <small>All boundaries are subject to field verification.</small>	LEGEND URBAN LIMITS RIGHT OF WAY RAILWAY PLAN OUTLINE	Zoning Legend R1 - Low Density Residential R2 - Higher Density Residential R3 - Mobile Home Residential C1 - Downtown Commercial C2 - General Commercial C3 - Highway Commercial M - Industrial UR - Urban Reserve CZ - Contract Zoning	SCALE 1:3,000
	Information Services Corporation				
SHEET NO. DATE OF CADASTRAL PLAN MUNICIPALITY PLAN NUMBER MAP PROJECTION HOOD/CITY/COUNTY	TOWN NOVEMBER 28, 2011 18 810 UTM ZONE 18 S43 Q1 C08E18				

APPENDIX 'A': Zoning District Map

This is the Zoning District Map to accompany Bylaw Number 2012-11, adopted by the Town of Shaunavon.

Mayor _____

Administrator _____

Approved on the _____ day of _____ 2012.

