

TOWN of VONDA

BYLAW No. 3/87

THE ZONING BYLAW

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1 SECTION 1 - INTRODUCTION

Under the authority of The Planning and Development Act 1983, and Bylaw No. the Basic Planning Statement of the Town of Vonda, the Council of the Town of Vonda, in the Province of Saskatchewan, in open meeting, enacts as follows:

1. Title - This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Vonda.
2. Scope - Development shall be permitted within the limits of the Town of Vonda only when in conformity with the provisions of this Bylaw.
3. Severability - 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, the same shall not affect the validity of the Bylaw as a whole or part thereof, other than the section, clause or provision, including anything shown on the Zoning District Map, so declared to be invalid.

2 SECTION 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:

Accessory Use - A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Act - The Planning and Development Act, 1983.

Administrator - The Administrator of the Town of Vonda.

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

Building Accessory - A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.

Building Principal - The building in which is conducted the main or primary use of the lot on which said building is situated.

Building Line, Established - A line, parallel to the front lot line and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of the street where more than half the lots have been built on.

Construction Trades - 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.

Council - The Council of the Town of Vonda.

Cultural Institution - Establishments such as museums, art galleries, libraries and similar facilities of historical, educational or cultural interest.

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 use of any building or land.

Development Permit - A document authorizing a development issued pursuant to this zoning bylaw.

Discretionary Use - 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.

Dwelling, Duplex - A building divided horizontally into two dwelling units as herein defined.

Dwelling, Multiple Unit - A building divided into three or more dwelling units as herein defined and shall include town or row houses and apartments but not rooming houses, hotels, or motels.

Dwelling, Semi-Detached - Two dwelling side by side in one building with a common party wall which separates without openings, the two dwelling units throughout the entire structure.

Dwelling, Single Detached - A detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home as herein defined.

Dwelling Unit - One or more habitable rooms constituting a self-contained unit used as a residence, each unit having sleeping, cooking and toilet facilities.

Garage, Private - A building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

Home Occupation - An occupation conducted by the occupants of a residential building and which is clearly secondary to the residential use of the dwelling and does not change the building's exterior character.

Hotel - 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 for sale of alcoholic beverages, which is provided for transient lodgers, but does not include a motel or rooming house.

Housing Group - Two or more single-detached or semi-detached dwelling units located on a single lot and primarily intended as rental units.

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

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

Lot Line, Front - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

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

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

Mayor - The Mayor of the Town of Vonda.

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

Mobile Home - A trailer coach

- i) That is used as a dwelling all year round;
- ii) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- iii) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage lagoon; and
- iv) that conforms to Canadian Standards Association, Construction Standard No. Z240.2.1-1979

Mobile Home Court - Any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof and includes any building or structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or permitted to be harboured thereon.

Mobile Home, Double Wide - A mobile home consisting of two sections, separately towable, but designed to be joined together into one building.

Mobile Home, Single Wide - A mobile home designed to be towed as a single load and less than six metres wide.

Motel - An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom, located on a lot or lots and designed for use by the public, and may include a licensed dining room.

Municipality - The Town of Vonda.

Non-Conforming Building - 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.

Non-Conforming Use - A lawful specific use

- a) being made of land or a building or intended to be made 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.

Nursing Home - An extended or intermediate care facility licensed or approved to provide full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves.

Parking Lot - An open area, other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation or as accommodation for clients or customers.

Parking Space, Automobile - A space within a building or parking lot for the parking of one (1) automobile and having a minimum size of 2.5 metres wide by 5.5 metres deep; and which has convenient access to a street or lane.

Permitted Use - An use or form of development, other than a discretionary use, specifically allowed in a zoning district and subject to the regulations applicable to that zoning district.

Personal Service Shops - Establishments engaged in providing the care of a person or their apparel. which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

Public Work

- a) Systems for the production or distribution of electricity;
- b) systems for the distribution of natural gas or oil;
- c) facilities for the storage, transmission, treatment, distribution or supply of water;
- d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
- e) telephone or light distribution lines,

that are owned or operated by the Crown or a municipality.

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 but without private toilet facilities.

Service Station - A building or part of a building other than a private garage used for the retail sale of lubricating oils and motor fuels, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.

Sign - Any device, letters, figures, symbols, emblems, or pictures which are affixed to, or represented directly or indirectly upon a building, structure, or a piece of land, and which identified or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

Street - A public thoroughfare which affords the principal means of access to the abutting property.

Structural Alteration - The construction or reconstruction of supporting elements of a building or other structure.

Tourist Campgrounds - A tract or parcel of land which provides for the location of tents or trailer coaches used by travellers and tourists for overnight accommodation.

Town - The Town of Vonda.

Trailer Coach - any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

Yard - Any part of a lot unoccupied or unobstructed by any principal building.

Yard, Front - A yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

Yard, Rear - A yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building or structure on the lot.

Yard, Required - The minimum size of a front, side or rear yard required under this bylaw.

Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest wall exclusive of the eaves of the principal building on the lot.

Zoning District - 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 SECTION 3 - ADMINISTRATION

3.1 Development Officer - The Administrator of the Town of Vonda shall be the Development Officer responsible for the administration of this bylaw.

3.2 Development Permit

- (1) Except as provided in Section 3.2(3) below, every person before commencing any development or use within the Town shall apply for and obtain from the Development Officer a Development Permit. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.
- (2) An application for a Development Permit shall be made in Form A which is attached to and forms part of this bylaw.
- (3) In any Zoning District a Development Permit is not required for the following; however, all other provisions and regulations of this Bylaw must be conformed to:
 - (a) the maintenance of a public work;
 - (b) the construction of a public work by the Town of Vonda;
 - (c) the installation of public works on any street or other public right-of-way;
 - (d) the construction of fences;
 - (e) maintenance and repairs that do not include structural alterations;
 - (f) accessory buildings under 9 square metres.
- (4) If the development or use authorized by a Development Permit is not commenced within six months from the date of its issue, and completed within twenty-four months of its issue, the permit is deemed void unless an extension to the period has been granted.

3.2 Development Permit continued

(5) Decision

- (a) The decision on all applications shall be made in writing to the applicant in Form B as attached to and forming part of this Bylaw.
- (b) Upon completion of the review of an application for a permitted use, the Development Officer shall:
 - (i) where the application conforms to all provisions of this Bylaw, issue a development permit; or
 - (ii) where the class of development or use is subject to special regulations, performance standards or development standards specified in this Bylaw, issue the development permit specifying those regulations or standards to which the development or use is subject; or
 - (iii) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.
- (c) Where the application is for a discretionary use the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:
 - (i) issue a development permit incorporating any special development standards prescribed by Council in accordance with the provisions of this Bylaw; or
 - (ii) refuse the application, indicating the reasons for the refusal.

3.3 Development Appeals

- (1) Development Appeals Board - A Development Appeals Board of the Town of Vonda is appointed in accordance with Sections 71 and 91 to 104 of the Act.
- (2) 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 Town of Vonda.
- (3) Where an application for a discretionary use has been approved with required standards the applicant shall be advised of his right to appeal any standards considered excessive to the Development Appeals Board of the Town of Vonda .
- (4) An application for a development permit 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 provided in Section 3.3(2) as though the application had been refused at the end of the period specified in this subsection.

3.4 Amendment of the Zoning Bylaw

- (1) Fees - Where an application for an amendment to this bylaw is made to council, the applicant shall pay all costs associated with advertisement of the proposed amendment.

3.5 Offences and Penalties - Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the Act.

4 SECTION 4 - GENERAL REGULATIONS

- 4.1 Licenses, Permits and Compliance with Other Bylaws and Legislation - Nothing in this bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements or from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations.
- 4.2 Building Lines - Where a building line in a residential district has been established by existing buildings in a block having greater than one half the lots built on, new development may conform to this line.
- 4.3 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, senior citizen homes, housing groups, and mobile homes in courts.
- 4.4 Projections into Yards - Where minimum yards are required in any district, such minimum requirements shall not apply to the following:
- (1) in any rear yard, the construction of a deck, porch or verandah having a maximum projection from the main wall of 2 metres;
 - (2) In any yard, the construction of a chimney, sill, cornice, or roof overhang having a maximum distance of 0.5 metres into the required yard.
- 4.5 Grading and Levelling of Lots
- (1) The finished grade of any lot, measured at the front wall of the principal building shall not be more than 0.6 metres, or less than 0.4 metres above the finished grade of the abutting street directly in front of the lot.
 - (2) The finished grade of the lot shall be designed to direct surface water runoff onto adjacent streets or lanes, however natural drainage channels are not to be blocked.
- 4.6 Non-Conforming Use and Non-Conforming Buildings - shall be subject to Sections 113 - 118 inclusive of the Act.

- 4.7 Off Street Parking - For all zoning districts, except the C1-Commercial District, off street parking shall be provided in accordance with the following schedule:

USE	Minimum Number of Spaces
(1) Residential	1 per dwelling unit
(2) Elementary School	1 per classroom
(3) High School	4 per classroom
(4) Nursing Home	1 per 10 beds
(5) Places of Worship	1 per 10 seats
(6) Billiard Halls	1 per 46 m ² of floor area
(7) Private Clubs	1 per 37 m ² of floor area
(8) Bowling Alleys	2 per lane
(9) Restaurants, Cafes and Beverage Rooms	1 per 4 seats
(10) Hotels and Motels	1 per rental unit
(11) Lumber Yards and Home Improvement Centres	1 per 46 m ² of floor area
(12) Industrial and Manufacturing	The greater of 1 per 56 m ² of floor area, or each employee.
(13) Warehousing	1 per 90 m ² of floor area

In the C1-Commercial District, off street parking shall be provided in accordance with the following:

- | | |
|----------------------|---|
| (1) Residential uses | 1 space per dwelling unit |
| (2) Other uses | 2 spaces per 7.5 metres of lot frontage |

4.8 Off Street Loading

- (1) In any Industrial or Commercial Zoning District where the use of a building or lot involves the receipt, distribution or dispatch of goods or merchandise; adequate space for vehicles to stand for loading and unloading shall be provided on the lot or land adjacent to building in conformity to the following regulations:

Gross Floor Area	Number of Spaces
93 m ² to 1300 m ²	1
1300 m ² to 2787 m ²	2
Over 2787 m ²	2 plus 1 additional space for each additional 6500 m ²

- (2) The minimum size of an off street loading space shall be 9 metres wide by 15 metres deep

4.9 Signs - All signs shall be subject to the following requirements:

(1) Commercial and Industrial Districts

- (a) A maximum of two signs, excluding directional and informational signs, are permitted on a lot.
- (b) The maximum facial area of a sign is 3.5 square metres, however, each sign may be doubled faced.
- (c) The maximum height of a sign is 9 metres above ground level.

(2) Other Districts

- (a) No more than one permanent sign is allowed on a lot, except that one additional sign may be allowed for a home occupation
- (b) Additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the property are permitted.
- (c) The maximum facial area of any sign shall not exceed 0.4 metres except that signs for home occupations may be allowed up to 1 square metre.
- (d) No sign shall be located in any manner which would obstruct or jeopardize the safety of the public.

5 SECTION 5 - ZONING DISTRICTS and ZONING DISTRICT MAP

5.1 Classification of Zoning Districts

In order to carry out the purpose and provisions of this bylaw, the Town of Vonda 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	Symbols
Residential	R1
Mobile Home	MH
Commercial (Downtown)	C1
Commercial (Highway)	C2
Industrial	M
Urban Reserve	UR

5.2 The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. " adopted by the Town of Vonda and signed by the Mayor and Administrator, and 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 Boundaries of Zoning Districts

The boundaries of such districts referred to together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map". Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the municipality. In unsubdivided land, the district boundary shall be determined by the scale shown on the map.

5.4 Zoning Districts

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 6.

6 SECTION 6 - DISTRICT SCHEDULES

6.1 R1 - RESIDENTIAL DISTRICT

- (1) Permitted Uses - The following uses are permitted in the R1-Residential District:
- (a) single detached dwellings
 - (b) semi-detached and duplex dwellings
 - (c) parks and playgrounds
 - (d) public recreational uses
 - (e) schools and educational institutions
 - (f) public works excluding, offices, warehouse, storage yards and sewage lagoons
- (2) Discretionary Uses - The following are discretionary uses in the R1 - Residential District:
- (a) multiple - unit dwellings
 - (b) rooming houses
 - (c) hospitals
 - (d) housing groups
 - (e) nursing homes
 - (f) places of worship or churches
 - (g) social clubs
 - (h) libraries
 - (i) daycare centres
 - (j) mobile homes
 - (k) home occupations
- (3) Accessory Uses - Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

6.1 R1 Residential District continued

(4) Regulations

(a) Lot Requirements

i) Single detached dwellings

Lot area: minimum - 360 sq. metres with lane
450 sq. metres without lane
Lot frontage: minimum - 12 metres with lane
15 metres without lane
Yard, front: minimum - 7.6 metres 25'
Yard, rear: minimum - 6 metres 12.7'
Yard, side: minimum - 1.5 metre 4.9'

ii) Semi-detached and Duplex Dwellings
(Per Dwelling Unit)

Lot area: minimum - 255 sq. metres with lane
315 sq. metres without lane
Lot frontage: minimum - 8.5 metres with lane
10.5 metres without lane
Yard, front: minimum - 7.6 metres
Yard, rear: minimum - 6 metres
Yard, side: minimum - 1.5 metre

iii) Multiple Unit Dwellings and Senior Citizens Homes

Lot area: minimum - 600 sq. metres
plus 90 sq
metres for each
dwelling unit in
excess of two on
the ground floor

Lot frontage: minimum - 20 metres
Yard, front: minimum - 7.6 metres
Yard, rear: minimum - 6 metres
Yard, side: minimum - 3.5 metres or one half the
height of the side wall of
the building, whichever
is greater

Lot Coverage: maximum - 40 percent

6.1 R1 - Residential District continued

iv) Schools, Public Recreational Facilities,
Hospitals, Health Care Clinics

Lot area: minimum - 930 sq. metres
Lot frontage: minimum - 30 metres
Yard, front: minimum - 7.6 metres
Yard, rear: minimum - 6 metres
Yard, side: minimum - 3.5 metres or one half
the height of the side
wall of the building,
whichever is greater

v) Other Permitted and Discretionary Uses -

Lot area: minimum - 450 sq. metres
Lot frontage: minimum - 15 metres
Yard, front: minimum - 7.6 metres
Yard, rear: minimum - 6 metres
Yard, side: minimum - 1.5 metres

(b) Accessory Buildings and Structures

- (i) All buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane.
- ii) Accessory buildings shall be located not less than 1.5 metres from the side lot line.
- iii) Only one carport or detached private garage not exceeding 63 square metres in area is permitted.
- iv) In any required front yard only the following buildings or structures are allowed:
- (1) fences
 - (2) lighting fixtures
 - (3) sidewalks
 - (4) driveways

→ if door to lane - no extension of bldg into lane.

6.1 R1 - Residential District continued

(4) Standards for Discretionary Uses

- (a) All discretionary uses shall maintain the residential character of the area as much as possible.
- (b) Multiple-unit dwellings, nursing home, hospital and housing group off-street parking spaces shall be located in a side or rear yard. Parking areas shall be screened if they are adjacent to a lot used for residential purposes.
- (c) Multiple - unit dwellings and places of worship shall, where possible be, located on corner lots to facilitate access.
- (d) Home Occupations:
 - i) Home occupations are to be located in a dwelling unit.
 - ii) Only one business sign or notice, not exceeding 1 square metre in area, is permitted.
 - iii) Other than is provided in ii) above, there shall be no exterior storage of material, and no other variation from the residential character of the building.

6.2 MH - MOBILE HOME DISTRICT

- (1) Permitted Uses - The following uses are permitted in the MH-Mobile Home District:
 - (a) mobile homes
 - (b) mobile home courts
 - (c) parks and playgrounds
 - (d) public recreational uses
 - (e) public works excluding, offices
warehouse, storage yards and sewage lagoons
- (2) Discretionary Uses - The following are discretionary uses in the MH-Mobile Home District:
 - (a) daycare centres
 - (b) home occupations
- (3) Accessory Uses - Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be considered accessory and permitted.
- (4) Regulations
 - (a) All mobile homes must comply with Canadian Standards Association Construction Standard No. Z240.2.1-1979.
 - (b) All mobile homes are to be skirted from the floor level to the ground level.

6.2 MH - Mobile Home District continued

(c) Lot Requirements

Lot area: minimum - mobile homes - 360 sq metres
mobile home courts - 2 hectares
others - 465 sq metres

Lot frontage: minimum - mobile homes - 12 metres
others - 15 metres

Yard, front: minimum - mobile home court - 7.5 metres
others - 6 metres

Yard, rear: minimum - mobile home court - 7.5 metres
others - 4.5 metres

Yard, side: minimum - mobile home court - 7.5 metres
others - 1.5 metres

(d) Mobile Home Court

- i) Mobile home court development shall conform to the Public Health Act and its regulations.
- ii) Roadways within a mobile home court shall have a minimum right-of-way of 15 metres and be hard-surfaced and self-drained.
- iii) At least 10 percent of the gross area of the mobile home court shall be devoted to communal open space or recreational facilities.

6.3 C1 - COMMERCIAL DISTRICT

- (1) Permitted Uses - The following uses are permitted in the C1-Commercial District:

- (a) banks, offices
- (b) bakeries with retail sales
- (c) personal service establishments
- (d) bus terminals
- (e) medical and dental offices and clinics
- (f) restaurants, confectioneries and other places for the sale and consumption of food and related items
- (g) retail stores
- (h) service stations
- (i) theatres, assembly halls, commercial recreational establishments, but not including curling or skating rinks
- (j) funeral homes
- (k) licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- (l) hotels
- (m) lodges, fraternal organizations, social clubs
- (n) libraries, cultural institutions
- (o) places of worship
- (p) public works excluding warehouses, storage yards and sewage lagoons
- (q) lumber yards or building supply stores

- (2) Discretionary Uses - The following are discretionary uses in the C1- Commercial District

- (a) dwelling units
- (b) welding shops
- (c) motels

- (3) Accessory Uses - Buildings, structures or uses secondary to and located on the same lot with the principal permitted or discretionary use shall be considered accessory uses and permitted.

6.3 C1 - Commercial District continued

(4) Regulations

(a) Lot Requirements

- i) Lot area: minimum - service stations - 930 sq metres
others - 230 sq metres
- ii) Lot frontage: minimum - service stations - 30 metres
other uses 7.5 metres
- iii) Yard, front: minimum - service stations - 7.5 metres
other uses - no requirements
- iv) Yard, side - no minimum except where the side of a lot in the C1-Commercial District abuts any Residential District, a side yard of at least 1.5 metres shall be provided.
- v) Yard, rear - no minimum except where the rear of a lot in the C1-Commercial District abuts any Residential District without an intervening street or lane a rear yard of at least 6 metres shall be provided.

6.3 C1 - Commercial District continued

(b) Service Stations

- i) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot lines.
- ii) All automobile parts, dismantled or partially dismantled vehicles shall be stored within a building or screened from public view by a fence or landscaped acceptable to council.

(5) Standards for Discretionary Uses

(a) Dwelling Units

- i) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance.
- ii) The minimum floor area of each dwelling unit shall be 45 square metres.
- iii) One off - street parking site must be provided for each dwelling unit.
- v) Existing single detached dwellings on separate lots within the C1-Commercial District will be considered as conforming uses, however, replacement of these houses with new dwelling units will not be allowed.

6.4 C2 - COMMERCIAL DISTRICT

- (1) Permitted Uses - The following uses are permitted in the C2-Commercial District:
 - (a) bus terminals
 - (b) restaurants
 - (c) green houses
 - (d) public works
 - (e) construction trades
 - (f) car washes
 - (g) veterinary hospitals and offices of veterinary surgeons
 - (h) motels
 - (i) lumber yards or building supply stores
 - (j) service stations
 - (k) establishments for the sale, storage and servicing of motor vehicles, tractors, farm machinery, and recreational vehicles.
- (2) Discretionary Uses - The following are discretionary uses in the C2- Commercial District
 - (a) gravel and cement operations
 - (b) bulk fuel depots
 - (c) bulk fertilizer operations
 - (d) auto body shops
 - (e) light manufacturing or processing operations
 - (f) seed cleaning plants
 - (g) heavy equipment storage and maintenance yards
- (3) Accessory Uses - Buildings, structures or uses secondary to and located on the same lot with the principal permitted or discretionary use, including one dwelling unit, shall be considered accessory uses and permitted.

6.4 C2 - Commercial District continued

(4) Regulations

(a) Lot Requirements

- i) Lot area: minimum - farm machinery dealerships - 1100 square metres
service stations and motels - 930 square metres
others - 730 square metres
- ii) Lot frontage: minimum - service stations, motels, farm machinery dealerships - 30 metres
others - 20 metres
- iii) Yard, front: minimum - motels - 15 metres
others - 7.5 metres
- iv) Yard, side: minimum - 3 metres
- v) Yard, rear: minimum - 6 metres

(b) Service Stations

- i) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot lines.
- ii) All automobile parts, dismantled or partially dismantled vehicles shall be stored within a building or screened from public view by a solid fence.

- (c) Servicing - Uses which require connection to the municipal sewer system are to be located in areas which can be serviced from existing lines. Uses which locate outside that area are to be connected to a private sewage disposal system approved by Saskatchewan Health.

6.4 C2 - Commercial District continued

(5) Standards for Discretionary Uses

- (a) Off-street parking shall be provided to a least 1 space per 55 square metres of building floor area or for each employee, whichever is greater
- (b) Access to lots used for discretionary uses or developments shall be located to ensure that heavy truck traffic does not have to utilize residential streets for entrance or exit.
- (c) All operations shall comply with all regulations of Saskatchewan Environment or Labour which govern their development or operation
- (d) All outside storage shall be fenced, and where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 2 metres in height.
- (e) Manufacturing and processing operations shall not emit noise, dust, odours, or other noxious or dangerous emissions.
- (f) Sites for discretionary uses or developments are not to take access to Highway No. 26 or the main access road into Town.

6.5 M - INDUSTRIAL DISTRICT

- (1) Permitted Uses - The following are permitted uses in the M-Industrial District:
 - (a) lumber and building supply establishments
 - (b) wholesale establishments
 - (c) service stations
 - (d) industrial equipment storage, sales and maintenance yards
 - (e) establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
 - (f) warehouses
 - (g) autobody shops
 - (h) car washes
 - (i) construction trades
 - (j) public works
 - (k) welding shops
 - (l) railways
 - (m) heavy equipment storage and maintenance yards
- (2) Discretionary Uses - The following uses are discretionary uses in the M-Industrial District:
 - (a) grain elevators and seed cleaning plants
 - (b) bulk fuel dealerships and storage
 - (c) bulk fertilizer operations
 - (d) abattoirs
 - (e) manufacturing or processing operations
- (3) Accessory Uses - Buildings, structures or uses including one dwelling for a caretaker or manager, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary uses, shall be permitted.

6.5 M - Industrial District continued

(4) Regulations

(a) Lot Requirements

- i) Lot area: minimum - motor vehicle or farm equipment dealerships - 1100 square metres
others - 930 square metres

ii) Lot frontage: minimum - 25 metres

iii) Yard, front: minimum - 7.5 metres

~~iv) Yard, rear: minimum - 6 metres~~ *abutting a railway
nil all
other 3 metres*

v) Yard, side: minimum - 3 metres

(b) Service Stations

- i) Fuel pumps and other accessory equipment shall be set back a minimum of 6 metres from any street or lot line.

(5) Standards for Discretionary Uses

- (a) One off-street parking space shall be provided for each 55 square metres of building area of each employee, whichever is greater.
- (b) Access to lots used for discretionary uses shall abut designated truck routes.
- (c) All operations shall comply with any regulations of Saskatchewan Environment or Labour governing their development or operation.
- (d) All outside storage shall be fenced, and where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 2 metres in height.

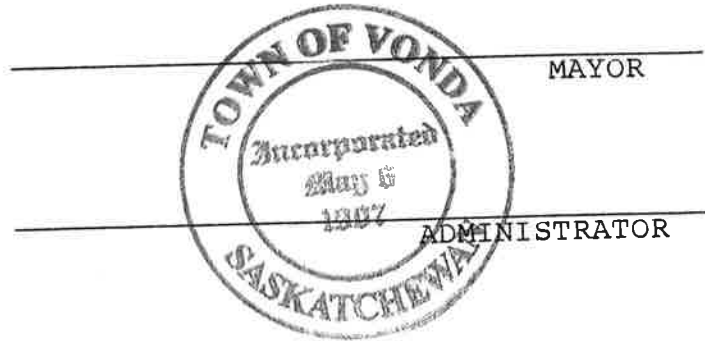
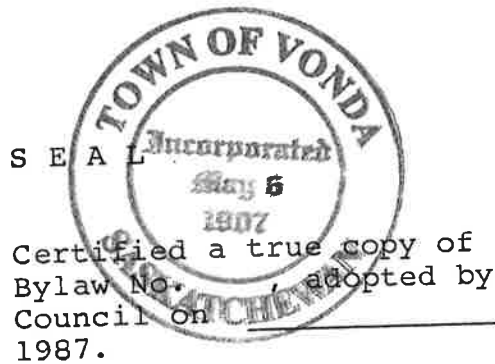
6.6 UR-URBAN RESERVE DISTRICT

- (1) Permitted Uses - The following are permitted uses in the UR-Urban Reserve District:
 - (a) Agricultural which includes crop farming, grazing and pasturage and cultivation of land but not including intensive livestock or poultry operations;
 - (b) Public Works
- (2) Discretionary Uses - The following are discretionary uses in the UR-Urban Reserve District:
 - (a) sports fields, parks, golf courses
 - (b) cemeteries
- (3) Accessory Uses - Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.
- (4) Regulations
Development shall conform to the following requirements:
 - (a) Site Area Minimum - Agricultural uses - 16 ha
Public works - no minimum
Other uses - 1 ha

7 SECTION 7: COMING INTO FORCE

7.1 COMING INTO FORCE

This Bylaw shall come into force and take effect on the date of approval by the Minister of Urban Affairs.



Administrator

FORM "A"
BYLAW NO. _____
TOWN OF VONDA

APPLICATION FOR A DEVELOPMENT PERMIT

You are advised to check the regulations in the Town's Zoning Bylaw which govern the type of development being proposed prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets if necessary.

PLEASE PRINT

1. APPLICANT:

Name: _____
Address: _____
Telephone: _____

2. PROPERTY OWNER:

or Same as APPLICANT _____
Name: _____
Address: _____
Telephone: _____

3. LEGAL LAND DESCRIPTION

_____ 1/4 Section _____ Township; _____ Range; W 2nd M
Lot or Parcel _____ Block _____
Registered Plan No. _____
Certificate of Title No. _____

4. PROPOSED DEVELOPMENT

- _____ Change of use of lot or building
Describe proposed new use _____
- _____ Increase in intensity of use of lot or building
How is the intensity to be increased:
(a) _____ More seating capacity
(b) _____ Additional floor area
(c) _____ Additional rooms or units
(d) _____ Other (describe) _____
- _____ New building(s) to be constructed
_____ Existing building(s) to be renovated or altered
_____ Existing building(s) to be relocated within the lot
(a) Number of buildings _____
(b) Intended use of building(s):
Principal building _____
Accessory building _____
(c) Size of buildings (floor area or dimensions)
Principal building _____
Accessory building _____
- _____ Demolish existing building or remove from lot

5. LOT PLAN

Where construction of new buildings or additions or relocation of buildings within the lot is proposed, please provide a sketch or plan on a separate sheet, in duplicate showing the following information:

- (1) The boundaries of the existing lot and adjacent properties including dimensions;
- (2) The location of all existing and proposed buildings or additions including their setbacks from the lot lines;
- (3) The location and size of any utility lines or easements within the lot boundaries
- (4) Treed areas, water courses or bodies, landscaping and proposed lot grade information;
- (5) Location of existing and proposed access points to streets or lanes.

6. OTHER INFORMATION

- (1) What are the uses of the adjoining lots? _____
- (2) Anticipated number of employees (if applicable) _____
- (3) Proposed Date of Commencement _____
- (4) Proposed Date of Completion _____
- (5) Please provide any additional information which may be relevant to the development being proposed: _____

7. DECLARATION OF THE APPLICANT:

I, _____ of the _____
of _____ in the Province of Saskatchewan
solemnly declare that the above statements contained within this
application are true, and I make this solemn declaration
conscientiously believing it to be true, and knowing that it is
of the same force and effect as if made under oath, and by virtue
of the "Canada Evidence Act".

DATE

SIGNATURE

FOR USE BY TOWN OFFICE ONLY

APPLICATION NUMBER _____ DATE RECEIVED _____

1. Present Zoning Designation _____

2. Proposed Use: Principal _____
Accessory _____

____ Permitted ____ Discretionary ____ Not Allowed

3. New Construction:

	Required	Proposed
Lot area	_____	_____
Lot frontage	_____	_____
Yard, front	_____	_____
Yard, rear	_____	_____
Yard, side	_____	_____
Lot coverage	_____	_____
Floor area	_____	_____
Height	_____	_____

4. APPLICATION STATUS:

(1) Meets all provisions of the zoning bylaw _____
(2) Does not meet the following provisions _____

DATE _____

DEVELOPMENT OFFICER _____

FORM B
BYLAW NO.
TOWN OF VONDA

NOTICE OF DECISION for a DEVELOPMENT PERMIT

Application No. _____

To Applicant: _____
name

_____ address

This is to advise you that your application for a DEVELOPMENT PERMIT for a PERMITTED/DISCRETIONARY development on the following property: _____

has been: _____

___ 1. APPROVED, and this Notice may be taken to be a DEVELOPMENT PERMIT as referred to in Section 3.2(1) of the Zoning Bylaw.

___ 2. APPROVED; subject to the following STANDARDS and CONDITIONS: _____

and this Notice may be taken to be a DEVELOPMENT PERMIT as referred to in Section 3.2(1) of the Zoning Bylaw. You are advised that, in the case of a DISCRETIONARY USE only, you have the right to APPEAL any standards or conditions considered excessive, as noted below.

___ 3. REFUSED for the following reasons: _____

You are advised that, in the case of a PERMITTED USE only, you have the right to APPEAL a refusal as noted below.

APPEAL

If you wish to appeal this decision, as provided above, you must notify the Secretary of the Town of Vonda Development Appeals Board at _____ within THIRTY (30) days of issue of this decision.

DATE

DEVELOPMENT OFFICER