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District of Katepwa Zoning Bylaw No. 2026-02



DISTRICT OF KATEPWA

Zoning Bylaw No. 2026-02

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the District of Katepwa hereby adopts the Zoning Bylaw, identified as Schedule “A” to this Bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule “A” which is attached to and forms part of this Bylaw.
3. Bylaw No. 2014-06 and any amendments made thereto is hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____ , _____

Read a Second Time the _____ day of _____ , _____

Read a Third Time and Adopted the _____ day of _____ , _____

Mayor

DISTRICT SEAL

Administrator

Certified a True Copy of the Bylaw adopted by Resolution of Council

on the _____ day of _____ , _____ .

DISTRICT OF KATEPWA ZONING BYLAW

SCHEDULE “A” TO BYLAW No. 2026-02

December 2025

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EXHIBIT A: DEFINITIONS

EXHIBIT B: ZONING DISTRICT MAP

1.0 INTRODUCTION

Under the authority provided by *The Planning and Development Act, 2007 (The Act)*, the Council of the District of Katepwa, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 TITLE

This Bylaw No. 2026-02 shall be known and may be cited as the Zoning Bylaw of the District of Katepwa (the District).

1.2 PURPOSE

The purpose of this Bylaw is to regulate land use and development within the District in accordance with the District of Katepwa Official Community Plan Bylaw No. 2014-07 (OCP) and the District Plan for the Calling Lakes Planning District, referred to hereafter as the Calling Lakes District Plan (CLDP).

1.3 SCOPE

Development shall be permitted within the limits of the District only when in conformity with the provisions of this Bylaw subject to the right of appeal provisions of *The Act*.

1.4 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of other provisions or parts of the provisions of this Bylaw.

1.5 ORGANIZATION OF THIS BYLAW

1.5.1 Administration

The application requirements, processes, and evaluation criteria for all types of development applications are contained in **Section 2.0**.

1.5.2 Regulations

General regulations that apply to all forms of development are contained in **Section 3.0** while additional regulations that apply to specific uses are contained in **Section 4.0**.

1.5.3 The Zoning Districts and Map

The Zoning Districts and Zoning District Map are explained in and follow **Section 5.0**.

1.5.4 Definitions

The definitions contained in **Exhibit A** shall apply to this Zoning Bylaw.

1.5.5 Interpretation

- (a) Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- (b) All measurements in this Bylaw shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines for reference.

2.0 ADMINISTRATION

2.1 DEVELOPMENT OFFICER & COUNCIL

2.1.1 Development Officer

The Administrator of the District of Katepwa shall be the Development Officer responsible for the administration of this Bylaw, or Council may designate another employee of the District. The Development Officer shall:

- (a) Receive, record, and review development permit applications.
- (b) Issue a decision on development permits for permitted uses.
- (c) Assist Council with issuing a decision on discretionary uses, zoning amendments, OCP amendments, and development and servicing agreements.
- (d) Administer any Public Notification process as required by this Bylaw or any other Bylaw adopted by the District.
- (e) Collect development application fees according to the fee schedule established in this Bylaw or any other Bylaw adopted by the District.
- (f) Maintain for inspection by the public during regular office hours, a copy of this Bylaw, the Zoning District Map, and any amendments.
- (g) Perform other duties as determined by Council.

2.1.2 Council

The District of Katepwa Council shall:

- (a) Issue a decision on discretionary uses, zoning amendments, OCP amendments, and development and servicing agreements in accordance with *The Act*, the OCP, and this Bylaw.
- (b) Review all proposed subdivision applications received from the Saskatchewan Ministry of Government Relations, and endeavour to submit, to the Ministry, a recommendation within the prescribed time period.

2.2 DEVELOPMENT PERMITS

2.2.1 No person shall commence a new use or undertake development, including repairs and renovations involving structural alterations, without first obtaining a development permit, except as provided in **Section 2.3**.

2.2.2 A development permit shall not be issued for any structure or use in contravention of any provisions of this Bylaw or the OCP, except as provided in an appeal pursuant to *The Act*.

2.2.3 Frontage on Road

A development permit shall not be issued unless the site abuts or has frontage on a public road.

2.2.4 Building Permit

Where a development permit is required, a building permit shall not be issued unless a development permit has also been issued. Applications for building permits and development permits may be reviewed, and decisions issued, concurrently.

2.2.5 Buildings to be Moved

No building shall be moved within or into the District without the issuance of a development permit, unless exempt under **Section 2.3**.

2.2.6 Demolition of Buildings

No building or structure equal to or larger than 18.6 m² (200 ft²) in area shall be demolished within the District without the issuance of a demolition permit in accordance with the District's Building Bylaw.

2.2.7 Development Permit Validity

If the development or use authorized by a development permit is not commenced within 12 months from the date of its issue, and completed within 24 months of its issue, the permit is deemed void unless an extension to the period has first been granted. The total time allowed for any or all such extensions shall be no more than 12 additional months (1 year).

2.3 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

2.3.1 The following developments shall be exempt from development permit requirements, but shall conform to all other Bylaw requirements:

- (a) Any use, building, or structure owned and operated by the Municipality.
- (b) The construction or maintenance of a public utility by the Municipality or the utility company.
- (c) Building maintenance and repairs that do not include structural alterations.
- (d) Excluding shipping containers subject to **Section 4.12**, a temporary building or structure where the sole purpose is incidental to the construction or alteration of a building for which a building permit has been granted.
- (e) Accessory buildings and structures under 9.3 m² (100 ft²) in area and 2.5 m (8 ft) in height though **Section 3.4** of this Bylaw still applies.
- (f) Deck or raised floor structure less than 0.457 metres (1.5 ft.) in height.
- (g) Landscaping though **Section 3.10** of this Bylaw still applies.
- (h) Any fence or gate though **Section 3.12** of this Bylaw still applies.
- (i) The construction and installation of signs for permitted businesses, which are less than 0.4 m² (4 ft²) in area, but **Section 3.15** of this Bylaw still applies.
- (j) Home offices though **Section 4.1** of this Bylaw still applies.

2.4 DEVELOPMENT APPLICATION REQUIREMENTS

2.4.1 The requirements included in this Section apply to applications for development permits for permitted uses and discretionary uses as well as OCP and Zoning Bylaw amendments.

2.4.2 A development application shall be made, in the prescribed form, to the Development Officer with the required fees, and shall include the following information:

- (a) The names, signatures, and contact information of the applicant, the property owner, and the person who prepared the application and / or supporting material.
- (b) The civic address and legal description (lot, block, plan) of the subject property.
- (c) A description of the proposed development or change of use on the subject property.
- (d) Estimated commencement and completion dates for construction.
- (e) A Site Plan shall be provided in PDF format. The Site Plan shall include:
 - i. A north arrow, the subject site property boundaries and dimensions, and all adjacent properties, streets, and lanes;
 - ii. The location and setback to property line(s) of any existing buildings, structures, utility poles, underground utilities, easements, and trees;
 - iii. The location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions;
 - iv. The location of any entrances or exterior doorways, walkways, and pedestrian circulation areas;
 - v. The location and size of all proposed parking spaces, driveways, vehicle circulation areas, and loading spaces;
 - vi. Landscaping details (existing trees, removal of trees, proposed plantings, berms, water features, grade elevations, etc.); and
 - vii. The location and size of any proposed signs.
- (f) Floor plans and building elevations of the proposed development, if applicable.

2.4.3 Additional Information or Analysis Required

Additional information or analysis including supporting engineering studies (e.g. Geotechnical Report, Drainage Plan, etc.) may be required in accordance with this Bylaw, the OCP, and the Calling Lakes District Plan.

2.4.4 Determining Site or Property Lines

It is the responsibility of the landowner or applicant of a development permit application to determine the physical location of site or property lines, which may require a land survey.

2.5 DEVELOPMENT APPLICATION PROCEDURES

2.5.1 General Development Application Procedures

In addition to those listed for specific applications in **Section 2.5.2** to **2.5.4**, the following procedures apply to all applications for development permits for permitted and discretionary uses as well as OCP and zoning bylaw amendments:

- (a) Upon receiving the development application, the Development Officer will examine the application for compliance with the OCP and this Bylaw, including the evaluation criteria in **Section 2.10**, and any other applicable policies, regulations, and standards.
- (b) Prior to making a decision or in the case of a discretionary use, conducting public notice and referring the application to Council, the Development Officer may circulate the application to any government agencies, neighbouring municipalities, interested groups, or engineering, legal, or other professionals for consideration and comment.
- (c) The applicant shall be notified in writing of the decision on their application and shall be advised of their right to appeal in accordance with this Bylaw and *The Act*.

2.5.2 Permitted Use Development Permit Application Procedures (FIGURE 1)

In addition to the general procedures in **Section 2.5.1**, the following procedures apply to all development permit applications for permitted uses:

- (a) If a person applies for a development permit for a development or use that is permitted in its Zoning District and conforms to all provisions of this Bylaw and the OCP, then the Development Officer shall issue a development permit.
- (b) Performance standards, development standards, or conditions may be applied that are consistent with standards or conditions of this Bylaw in accordance with *The Act* (s. 62(4)) to ensure the development or use satisfies the evaluation criteria in **Section 2.10**.

2.5.3 Discretionary Use Development Permit Application Procedures (FIGURE 1)

In addition to the general procedures in **Section 2.5.1**, the following procedures apply to all development permit applications for discretionary uses in accordance with *The Act* (s. 54-58):

- (a) If a person applies for a development permit for a development or use that is listed as a discretionary use in its Zoning District, then the Development Officer shall give public notice of the application in accordance with *The Act* (s. 55).
- (b) The Public Notice shall be distributed to the assessed owners of property within a minimum 75 metres of the site of the application and shall indicate the proposed use and date of the Council meeting at which the discretionary use application will be considered.
- (c) The Development Officer shall prepare a report for Council concerning the discretionary use application that may contain recommendations for conditions of approval to be applied in accordance with *The Act* (s. 56(3) & 62(3)) to ensure the development or use satisfies the evaluation criteria in Section 2.10.
- (d) Council shall consider the application together with the Development Officer's report and any written or verbal submissions received from the public before issuing a decision by Council resolution to:
 - i. Approve the discretionary use application as is;
 - ii. Approve the discretionary use application with performance standards, development standards, or conditions in accordance with *The Act* (s. 56(3)) to ensure the development or use satisfies the evaluation criteria in Section 2.10; or
 - iii. Reject the discretionary use application.

2.5.4 Planning Bylaw Amendment Application Procedures (FIGURE 2)

In addition to the general procedures in **Section 2.5.1**, the following procedures apply to all applications for zoning bylaw and OCP amendments:

- (a) If a person applies for an OCP amendment or zoning amendment (including a rezoning), Council may decide to consider the application by passing a resolution authorizing the Development Officer to proceed with preparing draft bylaws and public notices, and to authorize the date and time for a required public hearing. If Council decides not to consider the amendment, then the applicant shall be notified in writing of the decision.
- (b) Council shall give the bylaws first reading only and shall publish a public notice of its intent to amend the OCP or Zoning Bylaw, once a week for two consecutive weeks in accordance with *The Act* (s. 207). The first advertisement must be at least two weeks before the date of the public hearing.
- (c) The public hearing shall be held before the second reading by Council. The hearing may be held during a Council meeting but Council must resolve to suspend the meeting for the hearing. The hearing may be closed once all representations are heard and all written submissions are accepted. Following the public hearing, Council may decide to either:
 - i. Alter the bylaw to address concerns or objections;
 - ii. Approve the bylaw amendment as is; or
 - iii. Refuse the application by withdrawing the Bylaw.
- (d) If a zoning amendment complies with the OCP, the amendment takes effect when Council passes third reading of the bylaw. The Development Officer shall send a copy of the zoning bylaw amendment to the Ministry of Government Relations within 15 days of the date the bylaw is passed.
- (e) An OCP amendment requires Ministerial Approval from the Community Planning branch before it can come into effect.
- (f) If an amendment to the OCP is required to allow a zoning amendment or rezoning, 3rd Reading of the zoning amendment or rezoning must be delayed as the amendment can only come into effect after the OCP amendment receives ministerial approval.
- (g) Separate bylaws are needed to amend an OCP and a Zoning Bylaw, but they may be prepared and reviewed in conjunction.

FIGURE 1. THE DEVELOPMENT PERMIT APPLICATION REVIEW PROCESS

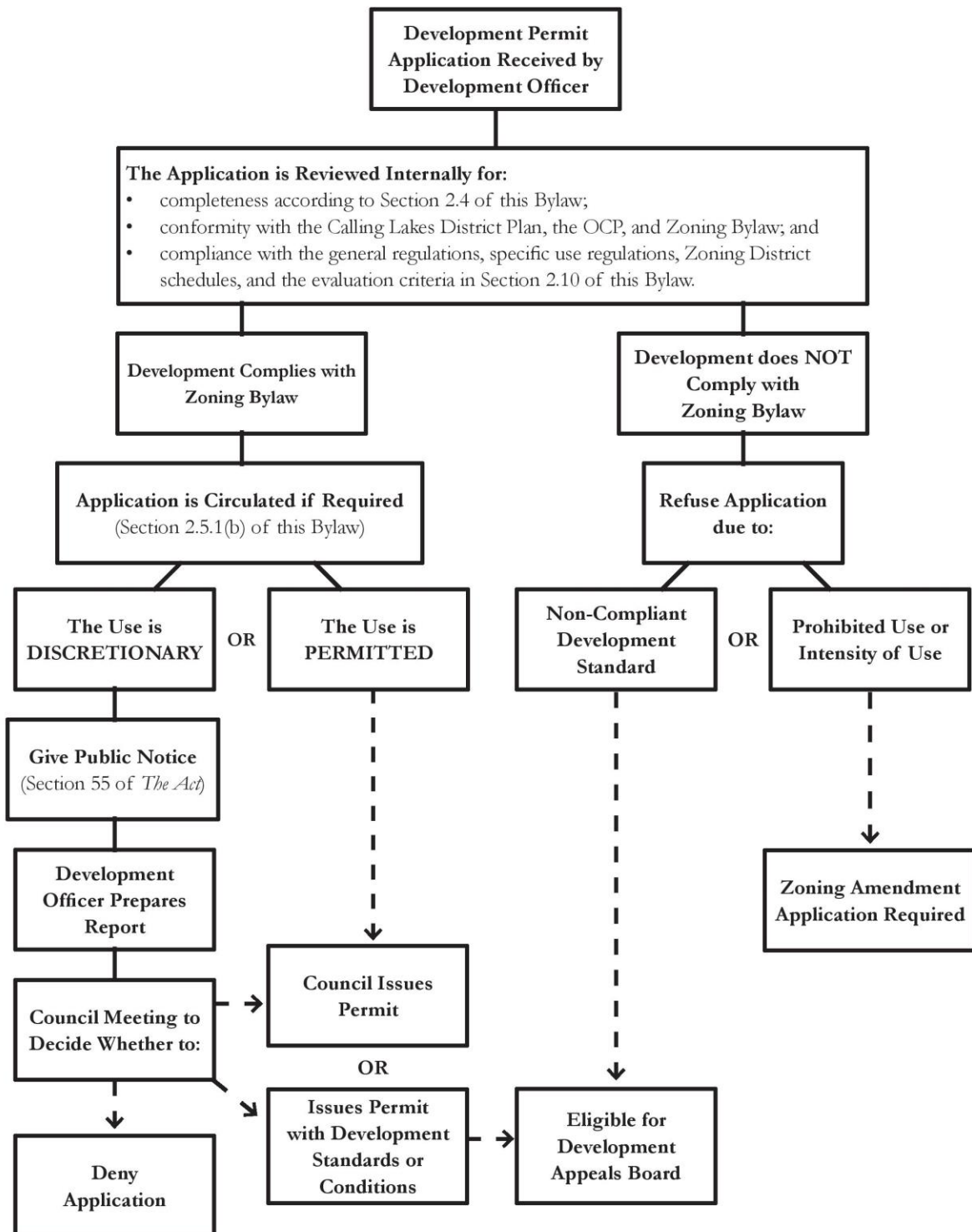
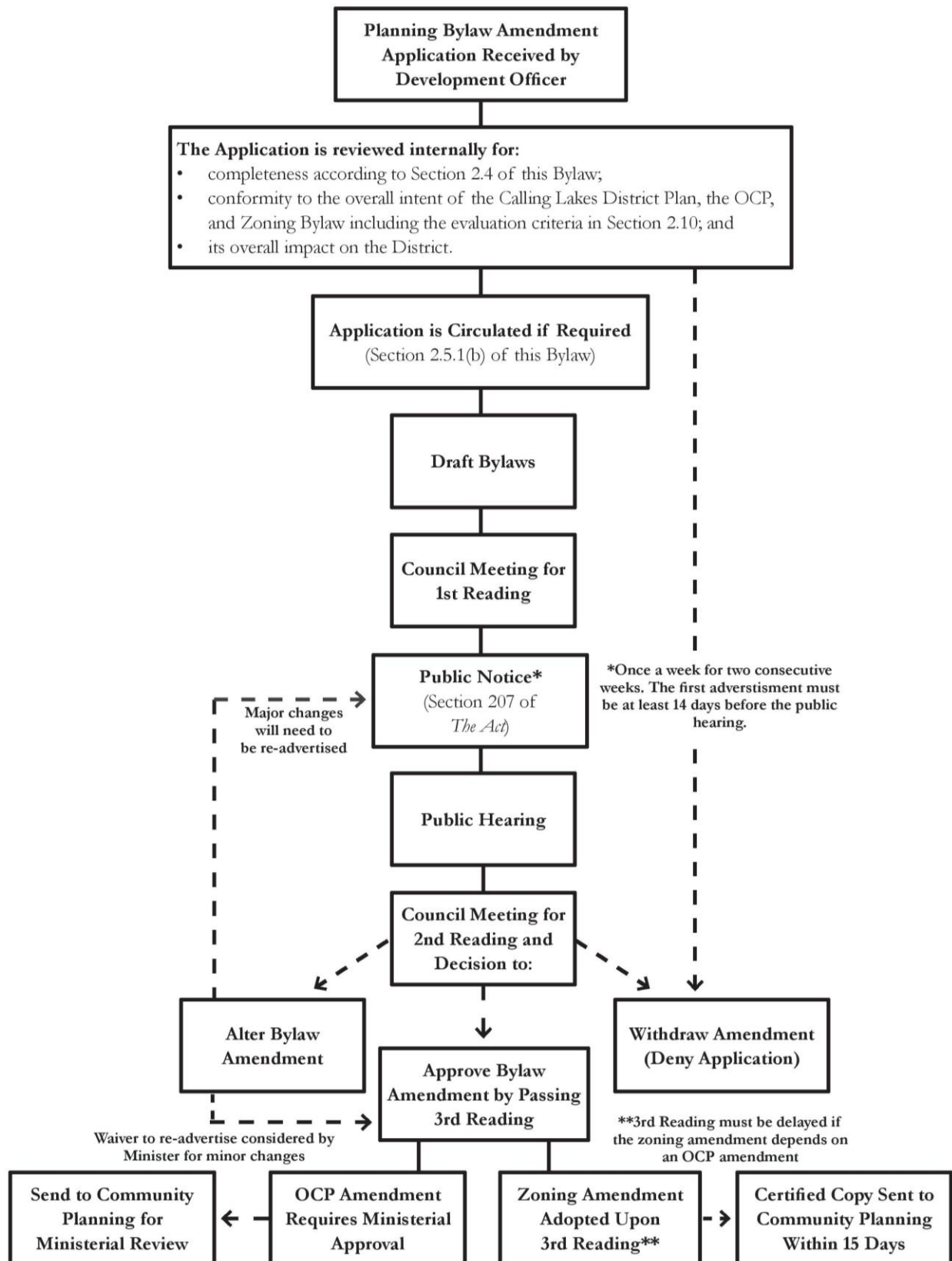


FIGURE 2. THE PLANNING BYLAW AMENDMENT APPLICATION REVIEW PROCESS



2.6 DEVELOPMENT PERMIT FOR A TEMPORARY USE

- 2.6.1 The Development Officer may issue a development permit for a temporary use, with specified conditions for a specified period of time, not exceeding 12 months, to accommodate developments that are temporary or seasonal for events or other temporary uses deemed appropriate by the Development Officer.
- 2.6.2 Where a development permit for a temporary use has expired, the permit may be renewed:
- (a) In the case of a permitted use, at the discretion of the Development Officer; or
 - (b) In the case of a discretionary use, at Council's discretion.
- 2.6.3 A permit for a temporary use may not be renewed more than once in a two (2) year period.
- 2.6.4 Upon expiration of the period for which the temporary use was approved, the use shall be discontinued, and all temporary structures removed.
- 2.6.5 A temporary use shall meet all other requirements of this Bylaw.

2.7 MINOR VARIANCES

- 2.7.1 Applications for a minor variance shall be made to the Development Officer in the prescribed form approved by Council, who shall review the application and issue a decision in accordance with *The Act*.
- 2.7.2 If the application does not injuriously affect neighbouring properties, the Development Officer may grant a minor variance of up to 10% of any minimum yard setback or minimum distance between buildings or structures for either a permitted or discretionary use as specified by this Bylaw.
- 2.7.3 The Development Officer shall maintain a registry of all minor variance applications.

2.8 DEVELOPMENT APPEALS BOARD

- 2.8.1 Council shall appoint a Development Appeals Board (DAB) within 90 days of the adoption of this Bylaw to hear and issue decisions on development appeals in accordance with *The Act*.
- 2.8.2 A person who wishes to make a DAB appeal shall do so in writing to the Development Officer within 30 days of the date of issuance or refusal of a development permit.
- 2.8.3 The DAB has the authority under *The Act* (s. 219) to grant variances to the standards of this Bylaw, including standards and conditions specified for a permitted or discretionary use.
- 2.8.4 The DAB does not have the authority to vary and will not hear appeals based on a decision by the Development Officer or Council to:
- (a) Refuse a use or intensity of use not permitted in a Zoning District.
 - (b) Refuse a discretionary use or intensity of a discretionary use.
 - (c) Refuse a rezoning of the person's land.
- 2.8.5 A decision by the DAB may be appealed to the Saskatchewan Municipal Board in accordance with *The Act* (s. 226).

2.9 DEVELOPMENT APPLICATION FEES & ADVERTISING

2.9.1 Development Application Fees

In accordance with *The Act* (s. 51), a separate bylaw shall outline the required fees for development applications, including but not limited to:

- (a) Development Permits for:
 - i. Permitted Uses; and,
 - ii. Discretionary Uses
- (b) Minor Variances;
- (c) Development Appeals; and,
- (d) Amendments to the Calling Lakes District Plan, OCP, or Zoning Bylaw

2.9.2 Costs of Advertising

In addition to the above application fees, the applicant shall be responsible for the costs of any required public advertising in accordance with this Bylaw and *The Act*.

2.9.3 Municipal Agreements

Applicants may be subject to additional fees, levies, and securities in accordance with **Section 2.15** of this Bylaw and *The Act*.

2.10 DEVELOPMENT APPLICATION EVALUATION CRITERIA

2.10.1 When evaluating applications for development permits for permitted uses and discretionary uses, as well as for proposed zoning bylaw and OCP amendments, the Development Officer and Council shall consider whether such proposals:

- (a) Conform with all relevant provisions of the Calling Lakes District Plan, the OCP, this Bylaw, and any other applicable policies and regulations;
- (b) Can be economically serviced by community infrastructure including roadways, waste disposal, parks, schools, community facilities, and utilities;
- (c) Create no undue burden on District finances;
- (d) Are compatible with neighbouring properties and overall District land use patterns;
- (e) Are suitable for the proposed site and are not detrimental to the environment or the health, safety, convenience, and general welfare of District residents and visitors;
- (f) Provide adequate on-site parking that is designed to minimize congestion and any safety hazards;
- (g) Result in no excess traffic, particularly heavy truck traffic, on local roads through residential areas;
- (h) Give consideration to pedestrian safety and convenience both within the site, and in terms of its connectivity to the surrounding area;
- (i) Provide sufficient landscaping, and wherever possible, shall preserve existing vegetation;
- (j) Can be suitably drained in accordance with **Section 3.6**; and
- (k) Are not located on hazardous or environmentally-sensitive lands subject to **Section 3.7**.

2.11 PERMITS, LICENSES, & COMPLIANCE WITH OTHER BYLAWS

2.11.1 In the event of a conflict between this Bylaw and the Official Community Plan (OCP) or the Calling Lakes District Plan (CLDP), the provisions of the OCP or CLDP shall prevail.

2.11.2 Nothing in this Bylaw shall exempt any person from complying with any other federal, provincial, or municipal requirement. Developers are responsible for obtaining all applicable federal and provincial approvals.

2.11.3 Where the requirements of this Bylaw conflict with those of any other federal, provincial, or municipal requirement, the more stringent requirement shall apply.

2.12 NON-CONFORMING USES, BUILDINGS, & SITES

- 2.12.1** Any use of land, building, structure, or site lawfully existing at the time of passing of this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with the provisions of *The Act* (s. 88 to 93).
- 2.12.2** A legally nonconforming use shall not be increased in intensity, area, or volume within a building, or on the site it occupies.
- 2.12.3** A legally nonconforming building pursuant to **Section 2.12.1** may be increased in area or size, reconstructed, repaired or renovated provided that:
- (a) The element of nonconformity is not increased; and
 - (b) All other applicable provisions of this Zoning Bylaw are satisfied.

2.13 BYLAW ENFORCEMENT, OFFENCES, & PENALTIES

- 2.13.1** Pursuant to *The Act* (s. 242-245), the Development Officer may issue a stop order for development that contravenes this Bylaw or the standards and conditions specified in a development permit in order to achieve compliance.
- 2.13.2** Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in *The Act*.
- 2.13.3** Errors and / or omissions by the Development Officer or someone acting under their direction while administering this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

2.14 RESTORATION TO A SAFE CONDITION

- 2.14.1** Nothing in this Bylaw shall prevent the strengthening, or the restoration to a safe condition, of any building or structure, provided such strengthening or restoration will not increase the height, area or volume so as to contravene the provisions of this Bylaw.
- 2.14.2** Repairs, renovations, and restorations may be subject to development permit and building permit requirements.

2.15 MUNICIPAL AGREEMENTS

2.15.1 Servicing Agreements

Where a development proposal involves subdivision, the District may require the applicant to enter into a servicing agreement to ensure appropriate servicing. In accordance with *The Act*, the agreement may provide for:

- (a) The undertaking to install or construct of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing;
- (b) The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading those services listed in **Section 2.15.1(a)** above that directly or indirectly serve the proposed subdivision.
- (c) Time limits for the completion of any work or the payment of any fees specified in the agreement;
- (d) Provisions for the applicant and the District to share the costs of any work specified in the agreement; and
- (e) Any assurances as to performance that Council may consider necessary.

2.15.2 Development Levy Agreements

Where a development requiring a Development Permit is proposed in the absence of subdivision that results in additional capital costs incurred by the District and Council has passed a Development Levy Bylaw in accordance with *The Act*, the District may require the applicant to enter into a Development Levy Agreement and pay any applicable levies in accordance with that Bylaw.

2.15.3 Performance Security

As a condition of a Development Permit, Council may require the applicant to post and maintain a Performance Security, which may be a performance bond or letter of credit, to ensure that the development is constructed and completed in accordance with the time frames and development standards required in the approval.

2.15.4 Liability Insurance

As a condition of a Development Permit, Council may require the applicant to provide and maintain liability insurance to protect municipal and public interests.

2.15.5 Interest Registration

Council may require Development Levy Agreements, Servicing Agreements and other documents to be registered or caveated against affected lands, to protect municipal and public interests. The cost of the registration of an interest or caveat will be the responsibility of the applicant.

2.16 SUBDIVISION APPLICATIONS

2.16.1 Municipal Referral

The subdivision approving authority is the Ministry of Government Relations, who will refer all subdivision applications to the District. Applicants of proposed subdivisions are encouraged to consult with the District in advance of submitting their subdivision application to the Ministry.

2.16.2 All sites created as a result of a proposed subdivision shall have frontage on a registered public road.

2.16.3 All subdivisions shall be adequately serviced to municipal and provincial standards.

2.16.4 The applicant of a proposed development or subdivision shall be responsible for the costs of providing any required new or upgraded municipal services and/or roads.

2.16.5 Servicing Agreement Required

A servicing agreement may be required for any proposed subdivision involving new or upgraded on site servicing or off-site servicing improvements.

2.16.6 Concept Plan Required

A Concept Plan in accordance with the OCP shall be required to be submitted in support of a proposed multi-site development or subdivision.

2.16.7 Subdivision Prohibited in the UH Zoning District

The subdivision of lands within the Urban Holding Zoning District shall be prohibited without an accompanying Zoning Bylaw amendment (rezoning).

3.0 GENERAL REGULATIONS

3.1 PROHIBITED & NOXIOUS USES

3.1.1 Prohibited Uses

Any land use, excluding those listed under **Section 3.2** below, that is not listed as either permitted or discretionary in its current Zoning District shall be prohibited and will not be accommodated without a zoning bylaw amendment in accordance with **Section 2.5.4**.

3.1.2 Noxious Uses

No land shall be used for any purpose that is noxious without appropriate mitigation measures that ensure the health and well-being of people and the environment are protected.

3.2 USES PERMITTED IN ALL ZONING DISTRICTS

3.2.1 Nothing in this Bylaw shall prevent the use of any land for:

- (a) A public street or public park; and/or
- (b) Municipal facilities and public utilities, excluding solid and liquid waste disposal sites.

3.2.3 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

3.3 PRINCIPAL BUILDINGS, STRUCTURES, & USES

3.3.1 Only one principal building or use shall be permitted on any one site except the following in accordance with all applicable provisions of this Bylaw: parks; schools; hospitals; healthcare clinics; recreation facilities; special care homes; senior citizen homes; dwelling groups; shopping centres; and condominium developments.

3.3.2 Notwithstanding **Section 3.3.1** above, Council may, at its discretion, issue a development permit for additional principal buildings or uses on a site through the discretionary use process pursuant to **Section 2.5.3**.

3.3.2 In any Zoning District, the principal use of the land must be established prior to the establishment of any accessory buildings, structures, or uses.

3.4 ACCESSORY BUILDINGS, STRUCTURES, & USES

3.4.1 Accessory buildings are detached from the principal building. Private garages, carports, and other accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of, and are therefore subject to the regulations governing the principal building.

3.4.2 Accessory buildings, structures, and uses shall be subordinate to, used in conjunction with, and located on the same site as the principal building or use.

3.4.3 Unless specifically listed as discretionary in its Zoning District, an accessory building, structure, or use shall be permitted when accessory to an established or proposed principal permitted or discretionary use subject to all other requirements of this Bylaw.

3.4.4 Accessory buildings, structures, and uses, other than garages, shall only be located in a side or rear yard.

3.4.5 Maximum Size for Accessory Buildings & Structures

Unless specified otherwise in the Zoning Bylaw, the size of the accessory building shall be limited to the size of the principal residence or 130 sq. m (1,400 sq. ft), whichever is more.

3.4.6 Determining the Site Coverage

The area of accessory buildings or structures shall be combined with the area of the principal building to determine the overall site coverage.

3.4.7 Distance from a Principal Building

Unless otherwise specified in this Bylaw, the minimum separation distance between an accessory building and the principal building is 1.5 m (4.9 ft).

3.4.8 With the exception of accessory dwelling units subject to **Section 4.3** that received discretionary use approval, no more than one (1) accessory building shall be used as a secondary sleeping accommodation that is incidental and subordinate to the principal building on a site.

3.5 EXCEPTIONS TO DEVELOPMENT STANDARDS

3.5.1 Permitted Yard Encroachments

The following yard encroachments are permitted provided that they comply with the National Building Code:

	Structure	Permitted Yard	Maximum Projection	Minimum Setback
(a)	Roof overhangs, eaves, gutters, window sills, etc.	Front Yard Side Yard Rear Yard	0.6 m	0.45 m
(b)	Cantilevered portion of a building no greater than 2.4 m ² in floor area.	One Side Yard	0.6 m	0.45 m
(c)	Porch	Front Yard Rear Yard	1.5 m	3.0 m
(d)	Uncovered balcony, deck, or platform that is 0.3 m in height or higher	Front Yard Rear Yard	1.5 m	3.0 m
(e)	Uncovered balcony, deck, or platform that is under 0.3 m in height	Front Yard Side Yard Rear Yard	Unrestricted	Unrestricted
(f)	Steps, landings, and accessibility ramps	Front Yard Side Yard Rear Yard	Unrestricted	Unrestricted
(g)	Children's play equipment, fences, retaining walls, or other landscape features	Front Yard Side Yard Rear Yard	Unrestricted	Unrestricted

3.5.2 Irregular Sites

- (a) Where an existing site is irregular in shape and is narrowest at the front site line, the site frontage shall be determined by the length of a line that is parallel to the centre point of the front site line, at a setback equal to the minimum front yard setback of the Zoning District in which it is located.
- (b) The length of the parallel line referred to in **Section 3.5.2(a)** above shall not be less than the minimum site frontage in the applicable Zoning District.
- (c) The subdivision of new non-rectangular lots may be considered by resolution of Council (discretionary use approval).

3.5.3 Front Yard Reduction

Subject to Council's approval, a reduction in the required front yard setback may be granted if there is an existing principal building on the same block in the same Zoning District with a front yard setback that is less than the required setback. Council shall not approve a proposed front yard setback that is any further reduced than the existing principal building.

3.5.4 No Side Yard Required for Shared Party Walls

No side yard shall be required from a common party wall shared between semi-detached dwellings, townhouses, other multiple-unit dwellings, or commercial buildings.

3.6 SITE GRADING, LEVELLING, & DRAINAGE

3.6.1 Every development shall be graded and leveled at the landowner's expense to provide for adequate surface drainage that does not adversely affect adjacent properties, public rights-of-way, or the stability of the land.

3.6.2 A Grading or Drainage Plan prepared by a suitably qualified professional demonstrating the approach to grading and levelling the land to comply with **Section 3.6.1** above may be required at the discretion of the Development Officer or Council. Circumstances where a Grading or Drainage Plan should be required include, but are not limited to the following:

- (a) Proposed development on or subdivision of land considered to be potentially hazardous and/or environmentally sensitive subject to **Section 3.7**.
- (b) Proposed fill and grade changes over 0.3 m (0.98 ft) or on slopes that exceed the slope threshold.
- (c) Proposed retaining walls subject to Section 3.11 with a height over 1.0 m (3.3 ft) above grade.

3.6.3 Any grading and levelling shall comply with the approved Grading or Drainage Plan, where applicable.

3.6.4 Excavations exceeding 1.0 m (3.28 ft) below grade shall require a development permit.

3.6.5 The landowner who undertakes any noncompliant excavations, grading, or levelling shall be responsible for the costs of any off-site impacts such as flooding or erosion.

3.6.6 All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.

3.6.7 Significant filling, raising, excavating or sloping of sites, which could potentially impact neighbouring properties, with respect to drainage or stability shall be strictly prohibited.

3.7 HAZARDOUS OR ENVIRONMENTALLY-SENSITIVE LANDS

3.7.1 Development Application Referral

The Development Officer shall refer any development application for comments to provincial departments, other relevant agencies, and qualified professionals where a proposed development or subdivision is to be located on land considered to be potentially hazardous and/or environmentally-sensitive with respect to:

- (a) Flooding up to the 1:500 year flood elevation of 480.3 m without wind effects, as demonstrated on the Zoning District Map;
- (b) Slope instability;
- (c) Presence of critical wildlife habitats;
- (d) Proximity to surface waterbodies and watercourse; and/or
- (e) Groundwater or aquifer contamination.

3.7.2 Where a proposed development or subdivision is to be located on land considered by Council to be potentially hazardous, such as land within the 1:500 year flood elevation, and the potential hazard is confirmed, Council shall require the applicant to submit a report prepared by a suitably qualified professional engineer to assess the suitability of the land for the proposed development or subdivision and/or its potential impact on the natural environment, as well as identify any required mitigation measures.

3.7.3 Development Prohibited Within the Floodway

Development of new buildings or additions to buildings shall be prohibited within the floodway of Katepwa Lake, defined by the Water Security Agency as the 1:200 year flood elevation (estimated peak water level).

3.7.4 Development Within the Flood Fringe

- (a) New development in the flood fringe shall be flood proofed to a minimum building elevation of 0.5 metres above the 1:500 year flood elevation, or as required through consultation with the Water Security Agency and the Ministry of Government Relations.
- (b) Existing buildings or structures within the flood fringe of the 1:200 year flood elevation may be repaired, replaced, or expanded subject to appropriate flood proofing measures.

3.7.5 Comments or mitigation measures, including flood proofing, identified by the referral in **Section 3.7.1** should be incorporated as conditions to the issuance of any development permit and may be required to be registered on title as an interest in accordance with *The Act*.

3.7.5 Council shall refuse a permit for any proposed development for which the proposed actions are inadequate to address the conditions present on the hazardous or environmentally-sensitive land, or that will result in excessive municipal costs.

3.8 DEVELOPMENT IN SIGHT TRIANGLES OR IN PROXIMITY TO PROVINCIAL HIGHWAYS OR PIPELINES

3.8.1 Development in Sight Triangles

No building, structure, earth pile or vegetation in any Zoning District shall obstruct traffic sightlines above a height of 0.91 m (3.0 ft) within a sight triangle according to the following measurements:

- (a) Intersection of two municipal roads: A sight triangle with a measurement of 2.0 m (6.56 ft) from the intersection of the lot boundaries.
- (b) Intersection of a municipal road and a lane: A sight triangle measuring 1.0 m (3.28 ft) from the intersection of the lot boundary and the lane.
- (c) Sight triangles involving a provincial highway shall be determined by the Ministry of Highways.

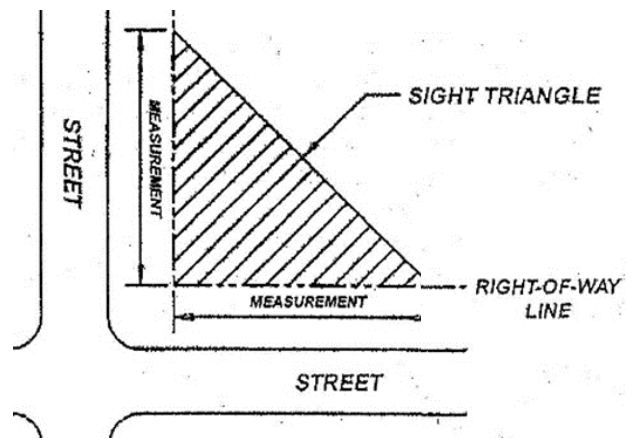


FIGURE 3. SIGHT TRIANGLE DIAGRAM

3.8.2 Development in Proximity to Provincial Highways

- (a) Any proposed development within 90 metres of a provincial highway right-of way requires a roadside development permit from the Ministry of Highways.
- (b) Any development, including buildings, trees/shrubs, granaries, dugouts, wells, etc., may be subject to minimum setbacks from a provincial highway. Setbacks vary depending on the highway classification and shall be confirmed through correspondence with the Ministry of Highways.

3.8.4 Development in Proximity to Pipelines or Transmission Lines

- (a) Any proposed development or subdivision involving pipelines or transmission lines shall be sited in accordance with all relevant federal and provincial regulations. Refer to “Land Use Planning for Pipelines publication by Canadian Standards Association (CS) PLUS663”.
- (b) The minimum setback from any development to the right-of-way or easement of an existing pipeline or transmission line shall be 15 metres, unless a greater setback is required by federal and provincial regulations, or a lesser setback has been granted by the owner of the pipeline.
- (c) In accordance with The National Energy Board, anyone proposing to conduct a ground disturbance or excavation within 30 metres of a pipeline must:
 - i. Ascertain whether a pipeline exists;
 - ii. Notify the pipeline company of the nature and schedule of the excavation;
 - iii. Conduct the excavation in accordance with such regulations.

3.9 BUILDING HEIGHTS

3.9.1 How to Measure

Building height shall be measured from average grade level to the highest point of the roof structure exclusive of any chimney, antenna, satellite dish, solar panel, or any other similar protrusions that are separate from the roof structure.

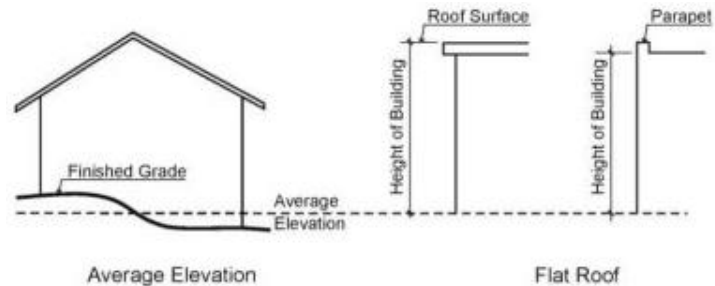


FIGURE 4. HOW TO MEASURE BUILDING HEIGHTS

3.9.2 Principal Buildings

The height of any principal buildings or structures shall not exceed 10.0 metres (32.8 ft), unless otherwise specified in this Bylaw.

3.9.3 Accessory Buildings

The height of any accessory buildings or structures shall not exceed 5.0 metres (16.4 ft), unless otherwise specified in this Bylaw. Taller accessory buildings up to a maximum height of 7.0 metres (23.0 ft) may be considered by resolution of Council (discretionary use approval).

3.9.4 Exceptions

Communication towers and other similar structures may be considered that exceed the maximum height requirements in **Sections 3.9.2** and **3.9.3** above provided they comply with all other provisions of this Bylaw.

3.10 LANDSCAPING

3.10.1 General (All Zoning Districts):

- (a) Developers and landowners shall practice landscaping strategies that:
 - i. Use native species to reduce irrigation needs;
 - ii. Avoids the removal of existing trees and vegetation where possible;
 - iii. Retain on-site surface water, where possible;
 - iv. Integrate stormwater management to avoid disrupting natural drainage patterns; and
 - v. Reduce stormwater runoff and flooding during high rainfall or snow melt events.
- (b) No person shall cut or remove any tree that is not located on their own property including District property without being granted permission by the landowner.
- (c) Landscaping or structures of any kind shall not obstruct vehicular or pedestrian travel within an adjacent public right-of-way.

3.10.2 For Approved Residential Uses:

- (a) A minimum of 30% of residential sites shall be green space or xeriscaped with a permeable surface.

3.10.3 As a condition of approval for a development permit, the Development Officer or Council may impose additional landscaping requirements to ensure a suitable degree of landscaping is provided to enhance the site or provide a visual screen from an adjacent use or public right-of way, if required.

3.10.4 Any landscaping, including subsequent planting, which is required by this Bylaw or as a condition of approval for a development permit shall be established by the end of the growing season in which the building is developed or the use is initiated, and shall be maintained in a healthy growing condition or shall otherwise be replaced.

3.11 RETAINING WALLS

3.11.1 Retaining walls may be incorporated into the site and landscaping design to address specific topographic, drainage, geotechnical, or structural site conditions provided they do not negatively impact neighbouring properties. New retaining walls shall not be erected without a Development Permit.

3.11.2 Proposed lakeside retaining walls shall require a permit from the Water Security Agency.

3.11.3 All retaining walls shall be designed and constructed in accordance with the manufacturer's specifications. Any retaining wall attached to a dwelling or with a total height of 0.6 metres (2 ft) or that is of any height on land considered to be potentially hazardous pursuant to **Section 3.7** shall be designed by a suitably qualified professional engineer.

3.11.4 No retaining wall shall obstruct traffic sightlines above a height of 0.91 m (3.0 ft) within a required sight triangle according to **Section 3.8.1**.

3.12 FENCES

3.12.1 General (in all Zoning Districts):

- (a) No fence shall obstruct traffic sightlines above a height of 0.91 m (3.0 ft) within a required sight triangle according to **Section 3.8.1**.
- (b) Screen fences shall be consistent and complement the quality of building design and materials of the primary building.

3.12.2 For Approved Residential Uses:

- (a) Barbed-wire, razor wire, or electrified fences shall be prohibited.
- (b) The height of any fence or similar structure shall be subject to the following height maximums measured from grade:
 - i. In a required front yard: 1.5 m (4.92 ft)
 - ii. In a required rear yard: 2.0 m (6.57 ft)

3.12.3 For Approved Non-Residential Uses:

- (a) For safety purposes or to provide a buffer between uses, a fence may be required by the Development Officer or Council as a condition of approval according to **Section 2.5**.

3.13 DRIVEWAYS

3.13.1 Proposed driveways for new developments shall be demonstrated on the development permit application according to **Section 2.4.2**. New driveways on existing sites shall require a separate development permit.

3.13.2 Driveways shall be surfaced in a suitable material that can be used year round.

3.13.3 Driveways shall be graded for suitable drainage subject to **Section 3.6**.

3.13.4 All new driveways shall comply with the following standards:

	Site Frontage	Maximum # of Driveways	Minimum Width	Maximum Width	Maximum Total Width
(a)	Less than 20.0 m	One (1)	3.0 m	6.0 m	n/a
(b)	20.0 m or greater	Two (2)	3.0 m	6.0 m	9.0 m

3.13.5 Driveway Connections to Municipal Roads

- (a) All driveways shall connect with a public right-of-way to provide site access / egress.
- (b) The driveway shall be connected with the public right-of-way at a 90 degree angle.
- (c) Driveways shall not interfere with the safety and efficiency of the public right-of-way for pedestrians and vehicles.
- (d) District approval is required to remove or relocate any vegetation or other obstructions from the public right-of-way such as signs, light standards, or utility structures.
- (e) Where driveways cross ditches or drainage swales on the public right-of-way, a suitable culvert shall be provided to convey the full flow of water from existing drainage swales, and the additional run-off from the driveway. The culvert size, specifications, and installation requirements shall be as indicated in the driveway permit.
- (f) Construction and maintenance of the driveway portion within the public right-of-way is the responsibility of the property owner.

3.12.6 The constructions of driveways shall be subject to **Section 3.7** regarding potentially hazardous or environmentally-sensitive lands.

3.14 OFF-STREET PARKING & LOADING

3.14.1 General (in all Zoning Districts):

- (a) All required parking spaces shall be a minimum 2.6 m (8.5 ft) in width and 5.5 m (18.0 ft) in length.
- (b) All required parking and loading areas shall be surfaced in a suitable material that can be used year round.
- (c) All parking and loading areas shall be graded for suitable drainage subject to **Section 3.6**.
- (d) No building within any District shall be erected, enlarged, or substantially altered unless the required off-street parking and loading spaces are provided and maintained in connection with the development.

3.14.2 For Approved Residential Uses:

- (a) Two (2) off-street parking spaces shall be provided per principal dwelling unit in all Zoning Districts, which shall be located on the same site as the dwelling unit. One (1) additional space shall be required for any approved accessory dwelling units.
- (b) Parking spaces shall not be located in a required front yard unless located on a designated parking pad or driveway.
- (c) Parking of recreational vehicles is prohibited in the front yard (roadside) of a residential site from November 1 to March 31, inclusive.
- (d) Only one (1) recreational vehicle shall be parked on a site from April 1 to October 31, and shall be parked on a driveway or parking pad in the front, side, or rear yards on provided the vehicle is not within 1.5 m (4.9 ft) of the front site line. Permission for a second recreational vehicle to be temporarily parked on the site may be granted by the District.

3.14.3 For Approved Non-Residential Uses:

- (a) No off-street parking or loading spaces are required unless the Development Officer or Council determines that not providing off-site parking or loading spaces would result in traffic congestion or parking spill out onto public roads.
- (b) Any required off-street parking spaces pursuant to **Section 3.14.3(a)** above shall be contained in a designated area on the site or may be located on a site that is within a maximum 150 m from the site where the principal use or building is located.
- (c) Approaches to designated parking areas shall be clearly marked rather than continuous along the public-right of way.
- (d) Shared parking agreements between uses shall be encouraged.
- (e) Any required off-street loading spaces shall be designed and located so that materials and commodities can be easily loaded or unloaded without creating interference to pedestrian circulation or vehicular traffic on a public roadway.

3.15 SIGNAGE

3.15.1 General (in all Zoning Districts):

- (a) Proposed signs for new developments shall be demonstrated on the development permit application according to **Section 2.4.2**.
- (b) Any new signage shall require a development permit, except for the following provided they comply with all other provisions of this Bylaw:
 - i. Signs for permitted businesses, which are less than 0.4 m² (4 ft²) in area.
 - ii. Elections signs, signs bearing notice of a property available for sale or lease, and other similar temporary signs.
 - iii. Directional signs providing on-site directions for the convenience and safety of persons using the site.
- (c) All signage shall be appropriate in scale, design, and placement in order to avoid detracting from the character of the area.
- (d) No sign shall be mounted or located in any manner that jeopardizes public safety and shall not be located within a sight triangle pursuant to **Section 3.8.1**.
- (e) Private signs shall not be placed on public rights of way, or attached to public utilities or other public facilities without the express written consent of the District.
- (f) No sign shall project beyond the site lines of the site to which it pertains with the exception of **Section 3.15.3(c)**.
- (g) The District may issue an order to remove signs that are either no longer relevant, in a state of disrepair, potentially offensive in nature, or represent a potential safety hazard.
- (h) Council may waive any and all sign requirements for signs owned by the District or any non-profit community group.
- (i) Billboard signs advertising a business, service, or product not affiliated with the property for which it is located, shall require discretionary use approval by Council.

3.15.2 For Approved Residential Uses:

- (a) With the exception of signs with the building address, all signs shall be prohibited for residential uses except for:
 - i. An approved home-based business, bed and breakfast operation, multi-unit dwelling or other similar uses may display one (1) fascia sign, not exceeding 0.58 m² (6.25 ft²) in area, that shall not be illuminated and shall be affixed to the principal building or located as close to the dwelling as possible.
- (b) The following signs shall be prohibited for residential uses:
 - i. Portable signs.
 - ii. Roof signs.
 - iii. Illuminated signs.
 - iv. Billboard signs.

3.15.3 For Approved Non-Residential Uses:

- (a) In addition to their building or awning sign, or commercial uses may have one (1) freestanding sign, which may be fixed or portable, located on the same property to which it applies.
- (b) Portable signs shall not exceed 4.0 m² (43.1 ft²) in area.
- (c) In the Resort Commercial Zoning District, one sign per property may project over the abutting sidewalk not closer in horizontal distance than 0.6 m (2.0 ft) to the edge of the curb. Such signs shall have a clearance of no less than 2.5 m (8.2 ft) above the sidewalk.
- (d) Illuminated signs shall not be intermittent and shall be subject to **Section 3.16** below.
- (e) Signs applying to community services shall not display advertising of any commercial service or product.

3.16 LIGHTING

3.16.1 General (in all Zoning Districts):

- (a) Outdoor lighting shall be located and arranged to avoid directing rays of light at adjacent or nearby properties.
- (b) Outdoor lighting shall not interfere with the safe operation of nearby roadways.
- (c) Outdoor lighting shall be shielded or directed downward to reduce light pollution.
- (d) Council may establish additional standards to regulate the amount and intensity of lighting.

3.16.2 For Approved Non-Residential Uses:

- (a) Any lighting or illuminated signs shall be turned off during non-operating hours with the exception of minimal security lighting, which shall be subject to **Section 3.16.1** above.

3.17 OUTDOOR STORAGE

3.17.1 General (in all Zoning Districts):

- (e) No yard shall be used for the storage or collection of hazardous material.
- (f) Unless otherwise specified in this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers, and shall be visually screened from all adjacent sites and public thoroughfares.
- (g) The owner of the property may temporarily display a maximum of one vehicle or recreational vehicle in operating condition that is not a junked vehicle.
- (h) Council may establish additional standards for the location and screening of any area devoted to outdoor storage.

3.17.2 For Approved Residential Uses:

- (a) No outdoor storage shall be located in the front yard.
- (b) Outdoor storage is permitted in a side or rear yard only when clearly accessory and incidental to the principal residential use.

3.17.3 For Approved Non-Residential Uses:

- (a) No outdoor storage shall be located in the front yard except for:
 - i. The neatly arranged display of items for sale; or
 - ii. In association with an approved storage yard subject to suitable screening at the discretion of Council.

3.18 STORAGE & HANDLING OF HAZARDOUS MATERIALS

3.18.1 Any proposed development involving the storage and handling of hazardous materials or substances shall comply with all relevant provincial and federal regulations. The District shall be provided with a copy of all required provincial or federal licenses, permits, and approvals.

3.18.2 The Development Officer or Council may require the applicant to submit a report prepared by a qualified professional to assess the safety of the proposed development or use, as well as identify any required mitigation measures to minimize the adverse impacts of the hazardous materials.

3.18.3 The Development Officer or Council may require the applicant to submit an Emergency Management Plan in support of the proposed development.

3.19 WATER, WASTEWATER, & WASTE DISPOSAL

3.19.1 Water

Every dwelling or other use that requires water supply shall be responsible for drilling their own wells and acquiring any required approvals from the Water Security Agency, if applicable.

3.19.2 Wastewater

- (a) Every residence or other use that requires wastewater supply shall require a holding tank subject to the Saskatchewan Onsite Wastewater Disposal Guide issued by Saskatchewan Ministry of Health.
- (b) New holding tanks shall require a Development Permit and shall be subject to the following minimum setbacks from a:
 - i. Basement wall: 1.0 m (3.3 ft)
 - ii. Any large tree: 3.0 m (9.8 ft)
 - iii. Site line: 3.0 m (9.8 ft)
 - iv. Walk or driveway: 1.5 m (4.9 ft)
 - v. Any cut or embankment 3.0 m (9.8 ft)
 - vi. Water well: 9.0 m (29.5 ft)
 - vii. Watercourse: 9.0 m (29.5 ft)
- (c) Holding tanks shall have a minimum capacity of 1,000 gallons.
- (d) Holding tanks shall only be emptied by a licensed septic hauler.

3.19.3 Waste Disposal

In accordance with provincial regulations administered by the Ministries responsible for Health and Environment, no liquid, solid, or gaseous wastes shall be discharged onto any land, into the air, or into any stream, creek, river, lake, pond, slough, drainage channel, and/or any other body of water.

4.0 REGULATIONS FOR SPECIFIC USES

4.1 HOME-BASED BUSINESSES

- 4.1.1** Home-based businesses shall require a development permit and business license prior to commencing operations in the District.
- 4.1.2** Home-based businesses may be accommodated as an accessory use within a dwelling used as the owner's residence, or building accessory to the dwelling, provided they are clearly secondary to the principal residential use, compatible with the surrounding residential area, and do not create any conflict with neighbouring properties or detract from the residential character of the area.
- 4.1.3** In addition to the information listed in **Section 2.4**, applications for home-based businesses shall include: a description of the proposed business and operating hours, an indication of the number of business related visits per day; parking provision details; and the number of off-site employees. Restrictions on any of the above may be specified as a condition of approval.
- 4.1.4** The owner and operator(s) of the home-based business shall be full-time residents of the dwelling.
- 4.1.5** If the property where the home-based business is located is not owned by the home-based business owner, then a letter from the property owner to the Development Officer authorizing the operation of the home-based business is required.
- 4.1.6** No more than two (2) home-based businesses shall be allowed per dwelling unit.
- 4.1.7** No more than 25% of the gross floor area of the principal building shall be used for home based businesses.
- 4.1.8** Any signage shall be provided in accordance with **Section 3.15.2(a)i**.
- 4.1.9** There shall be no exterior display or storage of any merchandise or material related to the home-based business.
- 4.1.10** No equipment or process used in the home-based business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable beyond the premises for which the home-based business is conducted.
- 4.1.11** No more than one (1) business vehicle associated with the home-based business shall be stored on the premises, which shall require an off-street parking space.
- 4.1.12** Long-term parking of vehicles of clients or employees shall not be allowed on or near the premises for which the home-based business is conducted.
- 4.1.13** Approval for the home-based businesses may be revoked at any time, if in the opinion of the Development Officer or Council, the use is or has become detrimental to the amenity of the area.

4.2 ACCESSORY SLEEPING QUARTERS

- 4.2.1** One (1) detached accessory sleeping quarter including a guest house may be used as an accessory use to a principal, single-detached dwelling on a site that contains no more than three (3) other accessory buildings.

- 4.2.2 Shall be used exclusively for guests of the principal dwelling and shall not be used for year-round or permanent occupation. No recreational vehicle shall be used as accessory sleeping quarters between November 1st to March 31st.
- 4.2.3 Shall be used for accessory sleeping purposes only and shall not contain any cooking facilities (i.e. stove, oven, etc.).
- 4.2.4 May contain a toilet and shower facility which is separate from the principal dwelling, but shall not have its own sewage disposal system.
- 4.2.5 Shall have a minimum floor area of 11 m² (118 ft²) and a maximum floor area of 65 m² (700 ft²).
- 4.2.6 Shall not be rented or leased.

4.3 ACCESSORY DWELLING UNITS

- 4.3.1 One (1) accessory dwelling unit including an attached secondary suite, and a detached garden suite or garage suite may be constructed as an accessory use to a principal, single-detached dwelling.
- 4.3.2 Shall have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building.
- 4.3.3 Shall contain cooking, eating, living, sleeping, and private sanitary facilities.
- 4.3.4 Shall have a minimum floor area of 37.2 m² (400 ft²) and a maximum floor area of 83.6 m² (900 ft²).
- 4.3.5 The minimum distance between the principal dwelling and a garden or garage suite is 3.0 m.
- 4.3.6 Garden and garage suites shall not exceed a combined 60% site coverage with the principal dwelling.
- 4.3.7 The maximum height shall be 6.0 m (19.7 ft) for a garden suite and 7.0 m (23.0 ft) for a garage suite.
- 4.3.8 The windows of a garden or garage suite shall be placed in such a way to minimize overlook into yards and windows of abutting properties.

4.4 SHORT-TERM ACCOMMODATIONS

- 4.4.1 Permission to rent or lease a primary or secondary residence for the purposes of a short-term accommodation shall require a development permit, a business license that is renewed annually, and any required licensing from the Ministry of Health or any other Provincial Ministry.
- 4.4.2 An individual or group may license a maximum of three short-term accommodations in the District including one (1) primary residence and up to two (2) secondary residences.
- 4.4.3 A short-term accommodation may operate in a single-detached dwelling or accessory dwelling unit, but not within accessory sleeping quarters or a recreational vehicle.
- 4.4.4 With the exception of one (1) permitted sign pursuant to **Section 3.15.2(a)i.**, no exterior alterations shall be undertaken to a dwelling that would be inconsistent with the residential character of the building and surrounding area.

4.4.5 Approval for the short term accommodation may be revoked at any time, if in the opinion of the Development Officer or Council, the use is or has become detrimental to the amenity of the area.

4.5 MODULAR, RTM, & MOBILE HOME DWELLINGS

4.5.1 In any district where a dwelling is allowed, it may be in the form of a modular or ready-to-move (RTM) dwelling.

4.5.2 Mobile home dwellings (or trailer coach) shall require approval of Council to determine whether they are of suitable condition and quality.

4.5.3 Modular, RTM, & mobile home dwellings shall be placed on a permanent foundation at a standard comparable to a conventional single-detached dwelling.

4.5.4 All wheels, hitches, and running gear must be removed and skirting must be installed within thirty days after the arrival of the home.

4.5.5 Modular, RTM, or mobile home dwellings shall bear the applicable safety certification and shall meet the requirements of the National Building Code and District Building Bylaw.

4.6 MULTI-UNIT DWELLINGS (3 or more dwelling units)

4.6.1 Multiple-unit dwellings with three (3) or more dwelling units such as triplexes, fourplexes, townhouses, and apartment buildings may be allowed subject to the District Building Bylaw, the National Building Code of Canada, and all relevant provisions of this Bylaw.

4.6.2 Preferred locations for multi-unit dwellings shall be corner sites or sites adjacent to public parks and open spaces.

4.6.3 Any signage shall be provided in accordance with **Section 3.15.2(a)i**.

4.7 DWELLING GROUPS

4.7.1 Dwelling groups may be allowed subject to the District Building Bylaw, the National Building Code of Canada, and applicable provisions of this Bylaw.

4.7.2 The minimum setback between two buildings in a Dwelling Group shall be 1.5 m (4.92 ft).

4.7.3 Where the regulations and development standards of the Zoning District cannot reasonably be applied, alternative standards shall be arranged and included as conditions of the development permit to ensure the proposed development complies with the evaluation criteria in **Section 2.10**.

4.7.4 The site for a dwelling group may include internal roadways and common areas for open space, recreational facilities, and other communal uses outdoors or in accessory buildings.

4.7.5 Each unit with the dwelling group that is without direct access to a public road must have access to an internal walkway or private road that connects to a public road.

4.7.6 The density of a dwelling group shall be comparable to other permitted or discretionary uses listed in the Zoning District.

4.7.7 Any signage shall be provided in accordance with **Section 3.15.2(a)i**.

4.8 DAYCARES & RESIDENTIAL CARE HOMES

- 4.8.1** Daycares and residential care homes may be approved as a principal or accessory use provided that they obtain the required provincial license, if required, and operate in conformity with the applicable provincial act and regulations.
- 4.8.2** No exterior alterations shall be undertaken to a dwelling that would be inconsistent with the residential character of the building and surrounding area.
- 4.8.3** Daycares shall be required to provide a fenced-in outdoor play space.
- 4.8.4** As a condition of approval, the Development Officer or Council may specify the maximum number of people that may be cared for in the daycare or residential care home.
- 4.8.5** Any signage shall be provided in accordance with **Section 3.15**.

4.9 COMMERCIAL & RECREATIONAL DEVELOPMENT

- 4.9.1** Proposed development permit applications for commercial and recreational developments shall be subject to the following:
- (a) Access to recreational facilities shall be designed so as not to obstruct or hinder the safe flow of traffic along major roads or highways.
 - (b) Adequate off street parking shall be provided to in accordance with **Section 3.14.3** to accommodate the parking volumes generated by the facilities. The design of such parking facilities shall minimize the danger between vehicular traffic and pedestrians.
 - (c) The safety of pedestrians shall be prioritized.
 - (d) Adjacent properties shall not be unduly disturbed by any nuisance generated by the development such as dust, noise, light, odour, or smoke.
 - (e) Cuts and fills in existing terrain should be minimized.
 - (f) Measures for erosion control and bank stabilization may be required along the shore line.
 - (g) Potable water supply and sewage disposal systems may be required and shall satisfy municipal and provincial standards.
 - (h) For the purpose of beach access, recreational facilities other than those needed to support beach activities shall be setback a minimum 20 metres (65 ft.) from the lakeshore.
 - (i) Marinas along the shoreline shall be setback a minimum 125 m (410 ft.) from residential uses or organized beach areas in order to avoid noise, nuisances and maintain safety.
 - (j) Any signage shall be provided in accordance with **Section 3.15**.
- 4.9.2** The Development Officer or Council may require professional validation or a detailed study that demonstrates the suitability of the land for the proposed use and that negative environmental impacts will be limited.
- 4.9.3** The Development Officer or Council may apply specific development standards or conditions to the development permit for commercial or recreational development to satisfy the evaluation criteria in **Section 2.10**.

4.10 CAMPGROUNDS, RV PARKS, & MOBILE HOME PARKS

- 4.10.1** In accordance with **Section 2.4.2(e)**, any application for a campground, RV park, or mobile home park shall include a Site Plan that demonstrates the layout and location of sites, roadways, parking areas, buildings, utilities, and anything else identified by the Development Officer or Council. Any new addition or rearrangement of sites, the construction or moving of buildings, or any material changes in the use of land shall require a Development Permit.

- 4.10.2** A campground, RV park, or mobile home park may include the following accessory uses and facilities:
- (a) Laundromat
 - (b) Washroom / shower facilities
 - (c) Confectionary and restaurants
 - (d) Swimming pool, playgrounds, and other recreational uses
 - (e) Accommodations for the owner and / or operator(s) of the park
- 4.10.3** Accessory uses and facilities shall be set back a minimum 15 m (49 ft) from the lakeshore, unless granted municipal and provincial approval.
- 4.10.4** Access to the campground shall be designed so as not to obstruct or hinder the safe flow of traffic along major roads or highways.
- 4.10.5** The areas of each camp, RV, or mobile home site shall be clearly demarcated and shall not be located within a required buffer area or internal roadway.
- 4.10.6** All camp, RV, or mobile home sites shall be served by an internal all-weather roadway of at least 6.0 meters in width.
- 4.10.7** Internal roadways and pathways shall be designed to promote the safe circulation of pedestrians and vehicles.
- 4.10.8** A campground, RV park, or mobile home park shall have within its boundaries, a buffer area abutting the boundary of the site of not less than 4.5 meters which shall contain no buildings.
- 4.10.9** Public access to the shoreline shall be maintained.
- 4.10.10** Water supply and sewage disposal systems shall be provided in accordance with municipal and provincial standards.
- 4.10.11 Campground & RV Parks**
- (a) The gross density shall not exceed 10 campsites per hectare (4 per acre).
 - (b) The development and operations of the campground or RV park shall comply with *The Public Health Act* and any other relevant provincial or federal legislation.
 - (c) The owner or operator of the campground or RV park shall be required to obtain all necessary licensing in accordance with *The Public Accommodations Regulations of Saskatchewan*.
- 4.10.12 Mobile Home Parks**
- (a) Any application for a new mobile home park shall require an accompanying Concept Plan to be prepared in accordance with the OCP.
 - (b) Mobile, RTM, and modular housing types shall bear the appropriate CSA certification.
 - (c) All mobile, RTM and modular housing types shall be placed on a permanent foundation (concrete pad, screw piles, etc.) at a standard comparable to a single-detached dwelling.
- 4.11 PRIVATE SWIMMING POOLS**
- 4.11.1** Private swimming pools may be allowed as an accessory use subject to the following regulations:
- (a) The size, depth, and location of the swimming pool shall be indicated on the development permit application.
 - (b) All swimming pools and related appurtenances shall be setback a minimum 1.5 m (4.9 ft) from any site line and the principal building.

- (c) A yard containing a swimming pool shall be completely enclosed by a fence of 1.8 m (6.0 ft) in height that is lockable to prevent unauthorized entry.
- (d) Any building or structure, including maintenance equipment such as heating, filtering, disinfectant, and re-circulation equipment shall be subject to the provisions of this Bylaw respecting accessory uses, buildings, and structures.
- (e) Any maintenance equipment shall be designed, constructed, and maintained so not to disturb neighbouring properties. Any lighting shall be subject to **Section 3.16**.
- (f) The swimming pool shall not be drained into any private or public property including, but not limited to bodies of water, streets, lanes, or walkways.

4.11.2 Geotechnical Report Required

In addition to complying with the above regulations and all other requirements of this Bylaw, development permits for private in-ground swimming pools shall require a geotechnical report.

4.12 SHIPPING CONTAINERS

4.12.1 For Approved Residential Uses:

- (a) Unmodified shipping containers for the purpose of storage for residential uses are prohibited unless used temporarily where the sole purpose is incidental to the construction or alteration of a building for which a building permit has been granted.
- (b) Temporary shipping containers for residential uses shall require a temporary development permit subject to **Section 2.6**.

4.12.2 For Approved Non-Residential Uses:

Shipping containers used for the purpose of storage for non-residential uses shall require Council approval (discretionary use approval).

4.12.3 Prior to placement of the shipping container on the site, the property owner shall apply for a development permit or a temporary development permit if for residential uses pursuant to **Section 4.12.1**.

4.12.4 No shipping container shall be used for the purpose of a display or advertising.

4.12.5 Repurposed Shipping Containers

Notwithstanding **Section 4.14.1** above, the use of shipping containers for purposes other than temporary construction or for storage if aesthetically modified may be considered through discretionary use approval subject to all permits and requirements applicable to that use, provided it complements its surroundings and adheres to the National Building Code.

4.13 SOLAR COLLECTORS

4.13.1 Solar collectors may be allowed as an accessory use subject to the following:

- (a) They shall be located on the same site as the principal use.
- (b) They shall be suitably installed and structurally secured according to the manufacturer's or professional engineer's certificate of structural safety.
- (c) Any solar collector not attached to a building shall adhere to the same setbacks as accessory buildings and structures in **Section 3.4.7**.
- (d) Any solar collector and associated structures attached to a principal building shall not exceed a height of 1.0 metres above the highest point of the roof.

4.13.2 Solar Power & Net Metering

Private solar collectors shall be used solely to produce electricity for uses on the same site, including net metering. This excludes any solar collectors owned by the District.

4.14 TOWERS

4.14.1 Wind Turbines

Wind turbines are prohibited within the District of Katepwa.

4.14.2 Communication Towers

- (a) The District will consult with Industry Canada and the proponent to determine a suitable location for new communication towers. In determining the suitability of a proposed communication tower, Council shall consider the:
 - i. Availability and suitability of the land;
 - ii. Compatibility of neighbouring land uses;
 - iii. Height, design, and structural integrity of the tower;
 - iv. Potential for any detrimental environmental impacts; and
 - v. The health and safety of the public.
- (b) The development and operation of a communication tower shall comply with all federal and provincial regulations and the District shall be provided with a copy of all required licenses, permits, and approvals.

4.15 BULK FUEL, SERVICE STATIONS, & CAR WASHES

4.15.1 In addition to the development application requirements in **Section 2.4.2(e)**, an application for bulk fuel, service stations, car washes, or other similar uses may be required to provide:

- (a) Verification that there is a water source sufficient to service the development;
- (b) Strategies for managing the collection and disposal of grey water;
- (c) A description of any hazardous substances to be produced, stored or used on site;
- (d) An Emergency Management plan approved; and/or,
- (e) A decommissioning and reclamation plan.

4.15.2 Fuel pumps and storage tanks shall be located a minimum 6.0 m (19.7 ft) from any on-site building or site line.

4.15.3 Above-ground fuel storage tanks shall be adequately protected from vehicles with suitable posts, guardrails, or similar structures.

4.15.4 Underground and above ground fuel storage tanks shall be designed and located in accordance with this Bylaw, the National Fire Code, *The Fire Safety Act, 2015* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

4.15.5 All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.

4.16 SOLID AND LIQUID WASTE DISPOSAL FACILITIES

4.16.1 The disposal facility shall be fenced and may require additional buffers such as trees, shrubs or a berm.

4.16.2 The location and design of the facility shall take into consideration the direction of prevailing winds and the impact or nuisance to nearby properties.

4.16.3 The disposal facility location shall be located a minimum 457 metres from any new residential development or 300 metres for any existing residential use. Council may consider a reduced setback from new residential development of 300 metres in rare circumstances where no other option exists and all potential nuisances are adequately mitigated.

4.16.4 Development and operation of the facility shall comply with all provincial environmental and health regulations and the municipality shall be provided with a copy of all required licenses, permits, and approvals.

4.16.5 Council may require professional validation or a detailed study that demonstrates the suitability of the land, and that negative environmental impacts, such as groundwater or aquifer contamination, will be limited or mitigated to an acceptable level.

4.17 BOARDING KENNELS

4.17.1 In addition to the development application requirements in **Section 2.4.2(e)**, an application for boarding kennels shall indicate the number and type of animals proposed, and the waste generation and disposal methods.

4.17.2 No building or exterior area(s) to be used to accommodate the animals shall be allowed within 100 metres of any residential use.

4.17.3 All exterior exercise areas shall be sited behind the principal building unless otherwise approved by Council.

4.17.4 No animals shall be allowed outdoors between the hours of 10:00 p.m. to 7:00 a.m.

4.17.5 Boarding kennels shall be subject to relevant Bylaws and legislation governing animal and public health, noise, and nuisance.

5.0 ZONING DISTRICTS

5.1 CLASSIFICATION & INTENT OF ZONING DISTRICTS

For the purpose of this Zoning Bylaw, the District of Katepwa is divided into the following Zoning Districts, which may be referred to by their corresponding symbols.

TABLE 1. THE LAND USE ZONING DISTRICTS

Zoning District	Symbol	Intent
Lakeshore Residential	LS	To accommodate the development of low density residential uses at appropriate lakeshore locations in the District of Katepwa taking into consideration regard for flood and slump hazards, servicing, land use compatibility, and protection of the environment.
Resort Residential	RR	To accommodate the development of medium density resort residential uses at specific locations in the municipality. Slightly higher density is required to support the extra services and sustainable features that make the development possible, given suitable regard to the possible need for piped services, for land use compatibility, and for protection of the environment.
Country Residential	CR	To allow a limited variety of dispersed, large - lot residential uses on separate sites, which are larger than those sites allowed in the LS and RR Districts. These larger sites are intended to accommodate residential uses on the lower slopes and certain portions of the valley edge in the municipality. To implement the intent of this zoning district, Council shall ensure that new residences will only be allowed at a low density and on sites which avoid slump or flood-prone land and protect the natural environment, particularly the aesthetic view of the Qu'Appelle Valley. Such proposals must also not conflict with adjoining agricultural uses, or be prohibitively difficult or costly to service. Council shall refer to the OCP in assessing proposed subdivisions in this zoning district.
High Density Residential	HDR	To accommodate the development of high density residential uses at appropriate locations in the District of Katepwa.
Resort Commercial	RC	To recognize the existing resort and recreation commercial uses in the District of Katepwa and to allow limited growth to these existing commercial uses and for new uses that serve the travelling public and the local community. All new uses proposed for this zoning district shall meet the regulations of this Zoning Bylaw and this zoning district.
Urban Holding	UH	To hold un-subdivided and or undeveloped land within the municipality for future development, while allowing certain uses which would not limit the potential expansion of residential development in the municipality. Rezoning land from UH to another zone shall only be considered when the change in land use allows for orderly land use or secures the municipality's long term land use needs. Council shall also consider the conformity of all rezoning proposal to the Goals, Objectives and Policies of the Calling Lakes District Plan and District of Katepwa's Official Community Plan.

5.2 THE ZONING DISTRICT MAP

The map enclosed herein as **Exhibit B**, adopted by Council and signed by the Mayor and Administrator, and under the seal of the District shall be known as the District of Katepwa Zoning District Map and is an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

5.3.1 The boundaries of the Zoning Districts referred to in this Bylaw, together with an explanatory legend and notations, are shown on the Zoning District Map.

5.3.2 Unless otherwise shown, the boundaries of the Zoning Districts are site lines, centre lines of streets, lanes, road allowances or such lines extended, and the boundaries of the municipality.

5.3.3 Where a boundary of a district crosses a parcel, the boundaries of the district shall be determined by the use of the scale shown on the map.

5.3.4 Where the boundary of a district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

5.4 ZONING DISTRICT SCHEDULES

5.4.1 The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply, are contained in the Zoning District Schedules that follow this Section.

6.0 LAKESHORE RESIDENTIAL (LS)

6.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the LS Zoning District in accordance with **Section 2.5**.

TABLE 2. THE PERMITTED & DISCRETIONARY LAND USES IN THE LS ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Dwelling, One-Unit (Single-Detached Dwelling)	P	-
Dwelling, One-Unit (Modular or RTM)	P	Section 4.5
Dwelling, One-Unit (Mobile Home)	D	Section 4.5
Daycare; Preschool	D	Section 4.8
Municipal Facility	P	-
Natural Area; Open Space	P	-
Place of Worship	D	-
Public Utilities, excluding waste disposal sites and service utilities	P	-
Recreational Use	P	Section 4.9
Recreational Use, Commercial	D	Section 4.9
Residential Care Home, Small	P	Section 4.8
Residential Care Home, Large	D	Section 4.8
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses to a maximum building height of 5.0 m (16.4 ft)	P	Section 3.4
Accessory buildings, structures, and uses to a maximum building height of 7.0 m (23.0 ft)	D	Section 3.4
Accessory Dwelling Units	D	Section 4.3
Accessory Sleeping Quarters	P	Section 4.2
Home-Based Business	D	Section 4.1
Short-Term Accommodations	D	Section 4.4

6.2 DEVELOPMENT STANDARDS

TABLE 3. SITE & BUILDING SIZE REQUIREMENTS IN THE LS ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Single-Detached Dwelling	900 m ² (9,688 ft ²)	20.0 m (65.6 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	6.0 m (19.7 ft)	50%
All Other Private Uses	464.5 m ² (5,000 ft ²)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	1.2 m (3.9 ft)	4.5 m (14.8 ft)	50%
Accessory Buildings or Structures			3.0 m (9.8 ft)	1.0 m (3.3 ft)	3.0 m (9.8 ft)	
Public Uses			No requirements			

6.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

6.2.2 Minimum Building Size

The minimum floor area for a principal dwelling unit shall be 65.0 m² (700.0 ft²).

6.2.3 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

6.2.4 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- (a) Landscaping Section 3.10
- (b) Retaining Walls Section 3.11
- (c) Fences Section 3.12
- (d) Driveways Section 3.13
- (e) Off-Street Parking & Loading Section 3.14
- (f) Signage Section 3.15
- (g) Lighting Section 3.16
- (h) Outdoor Storage Section 3.17

6.2.5 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the LS Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- (a) The Development Application Evaluation Criteria in Section 2.10;
- (b) Any relevant General Regulations in Section 3.0;
- (c) Any relevant Regulations for Specific Uses in Section 4.0; and
- (d) The Vision, Community Goals, Objectives and Policies of the OCP.

7.0 RESORT RESIDENTIAL (RR)

7.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the RR Zoning District in accordance with **Section 2.5**.

TABLE 4. THE PERMITTED & DISCRETIONARY LAND USES IN THE RR ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Apartment (5 or more units)	D	Section 4.6
Dwelling, One-Unit (Single-Detached Dwelling)	P	-
Dwelling, One-Unit (Modular or RTM)	P	Section 4.5
Dwelling, One-Unit (Mobile Home)	D	Section 4.5
Dwelling, One-Unit (Park Model or Trailer Coach)	D	-
Dwelling, Two-Unit	D	-
Dwelling, Triplex, Fourplex, or Townhouse	D	Section 4.6
Dwelling Group	D	Section 4.7
Daycare; Preschool	D	Section 4.8
Municipal Facility	P	-
Natural Area; Open Space	P	-
Place of Worship	D	-
Public Utilities, excluding waste disposal sites and service utilities	P	-
Recreational Use	P	Section 4.9
Recreational Use, Commercial	D	Section 4.9
Residential Care Home, Small	P	Section 4.8
Residential Care Home, Large	D	Section 4.8
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses to a maximum building height of 5.0 m (16.4 ft)	P	Section 3.4
Accessory buildings, structures, and uses to a maximum building height of 7.0 m (23.0 ft)	D	Section 3.4
Accessory Dwelling Units	D	Section 4.3
Accessory Sleeping Quarters	P	Section 4.2

Home-Based Business	D	Section 4.1
Short-Term Accommodations	D	Section 4.4

7.2 DEVELOPMENT STANDARDS

TABLE 5. SITE & BUILDING SIZE REQUIREMENTS IN THE RR ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Single-Detached or Duplex Dwelling	464.5 m ² (5,000 ft ²)	12.0 m (39.4 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	50%
Semi-Detached or Townhouse Dwelling	255 m ² (2,744 ft ²)	8.5 m (27.9 ft)	4.5 m (14.8 ft)	1.2 m (3.9 ft)	6.0 m (19.7 ft)	50%
All Other Private Uses	464.5 m ² (5,000 ft ²)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	50%
Accessory Buildings or Structures			3.0 m (9.8 ft)	1.0 m (3.3 ft)	3.0 m (9.8 ft)	
Public Uses			No requirements			

7.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

7.2.2 Minimum Building Size

The minimum floor area for principal dwelling units shall be 65.0 m² (700.0 ft²).

7.2.3 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

7.2.4 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- (a) Landscaping Section 3.10
- (b) Retaining Walls Section 3.11
- (c) Fences Section 3.12
- (d) Driveways Section 3.13
- (e) Off-Street Parking & Loading Section 3.14
- (f) Signage Section 3.15
- (g) Lighting Section 3.16
- (h) Outdoor Storage Section 3.17

7.2.5 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the RR Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- (a) The Development Application Evaluation Criteria in Section 2.10;
- (b) Any relevant General Regulations in Section 3.0;
- (c) Any relevant Regulations for Specific Uses in Section 4.0; and
- (d) The Vision, Community Goals, Objectives and Policies of the OCP.

8.0 COUNTRY RESIDENTIAL (CR)

8.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the CR Zoning District in accordance with **Section 2.5**.

TABLE 6. THE PERMITTED & DISCRETIONARY LAND USES IN THE CR ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Dwelling, One-Unit (Single-Detached Dwelling)	P	-
Dwelling, One-Unit (Modular or RTM)	P	Section 4.5
Dwelling, One-Unit (Mobile Home)	D	Section 4.5
Daycare; Preschool	D	Section 4.8
Boarding Kennel	D	Section 4.17
Municipal Facility	P	-
Natural Area; Open Space	P	-
Place of Worship	D	-
Public Utilities, excluding waste disposal sites and service utilities	P	-
Recreational Use	P	Section 4.9
Recreational Use, Commercial	D	Section 4.9
Residential Care Home, Small	P	Section 4.8
Residential Care Home, Large	D	Section 4.8
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses to a maximum building height of 5.0 m (16.4 ft)	P	Section 3.4
Accessory buildings, structures, and uses to a maximum building height of 7.0 m (23.0 ft)	D	Section 3.4
Accessory Dwelling Units	D	Section 4.3
Accessory Sleeping Quarters	P	Section 4.2
Home-Based Business	D	Section 4.1
Short-Term Accommodations	D	Section 4.4

8.2 DEVELOPMENT STANDARDS

TABLE 7. SITE & BUILDING SIZE REQUIREMENTS IN THE CR ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Single-Detached Dwelling	2.02 ha (5.0 acres)	20.0 m (65.6 ft)	15.0 m (49.2 ft)	3.0 m (9.8 ft)	6.0 m (19.7 ft)	40%
All Other Private Uses	464.5 m ² (5,000 ft ²)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	1.2 m (3.9 ft)	4.5 m (14.8 ft)	50%
Accessory Buildings or Structures			15.0 m (49.2 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	
Public Uses			No requirements			

8.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

8.2.2 Minimum Building Size

The minimum floor area for principal dwelling units shall be 65.0 m² (700.0 ft²).

8.2.3 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

8.2.4 Keeping of Large Animals

- (a) The maximum number of large animals (e.g. horses, cattle, etc.) kept on a site shall be limited based on the site area according to the following:

Site Area	Maximum # of Large Animals
i. Equal to or less than 2 ha (5 acres)	None (0)
ii. 2 ha (5 acres) > 4 ha (10 acres)	Two (2)
iii. Equal to or more than 4 ha (10 acres)	Four (4)
iv. Each additional 1.2 ha (3 acres) over 4 ha (10 acres)	One (1) Additional Large Animal

- (b) Animals shall not be pastured or kenneled within 15 meters (50 ft) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 meters (98.4 ft) of a site line.
- (c) All other animals shall be limited to domestic pets of the residents of the site with the exception of approved boarding kennels subject to **Section 4.17**.

8.2.5 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- | | |
|----------------------------------|--------------|
| (a) Landscaping | Section 3.10 |
| (b) Retaining Walls | Section 3.11 |
| (c) Fences | Section 3.12 |
| (d) Driveways | Section 3.13 |
| (e) Off-Street Parking & Loading | Section 3.14 |
| (f) Signage | Section 3.15 |
| (g) Lighting | Section 3.16 |
| (h) Outdoor Storage | Section 3.17 |

8.2.6 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the LS Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- (a) The Development Application Evaluation Criteria in Section 2.10;
- (b) Any relevant General Regulations in Section 3.0;
- (c) Any relevant Regulations for Specific Uses in Section 4.0; and
- (d) The Vision, Community Goals, Objectives and Policies of the OCP.

9.0 HIGH DENSITY RESIDENTIAL (HDR)

9.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the HDR Zoning District in accordance with **Section 2.5**.

TABLE 8. THE PERMITTED & DISCRETIONARY LAND USES IN THE HDR ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Dwelling, One-Unit (Modular or RTM)	P	Section 4.5
Dwelling, Triplex, Fourplex, or Townhouse	D	Section 4.6
Apartment (5 or more units)	D	Section 4.6
Dwelling Group	D	Section 4.7
Campgrounds, RV Parks, & Mobile Home Parks	D	Section 4.10
Daycare; Preschool	D	Section 4.8
Municipal Facility	P	-
Natural Area; Open Space	P	-
Place of Worship	D	-
Public Utilities, excluding waste disposal sites and service utilities	P	-
Recreational Use	P	Section 4.9
Recreational Use, Commercial	D	Section 4.9
Residential Care Home, Small	P	Section 4.8
Residential Care Home, Large	D	Section 4.8
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses to a maximum building height of 5.0 m (16.4 ft)	P	Section 3.4
Accessory buildings, structures, and uses to a maximum building height of 7.0 m (23.0 ft)	D	Section 3.4
Accessory Dwelling Units	D	Section 4.3
Accessory Sleeping Quarters	P	Section 4.2
Home-Based Business	D	Section 4.1
Short-Term Accommodations	D	Section 4.4

9.2 DEVELOPMENT STANDARDS

TABLE 9. SITE & BUILDING SIZE REQUIREMENTS IN THE HDR ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Multiple Unit Dwellings	464.5 m ² (5,000 ft ²)	12.0 m (39.4 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	50%
Semi-Detached or Townhouse Dwelling	255 m ² (2,744 ft ²)	8.5 m (27.9 ft)	4.5 m (14.8 ft)	1.2 m (3.9 ft)	6.0 m (19.7 ft)	50%
All Other Private Uses	550 m ² (5,920 ft ²)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	50%
Campground or RV/Mobile Home Park	0.4 ha (1.0 acre)	See Section 4.10				
Accessory Buildings or Structures			3.0 m (9.8 ft)	1.0 m (3.3 ft)	3.0 m (9.8 ft)	
Public Uses			No requirements			

9.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

9.2.2 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

9.2.3 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- | | |
|----------------------------------|--------------|
| (a) Landscaping | Section 3.10 |
| (b) Retaining Walls | Section 3.11 |
| (c) Fences | Section 3.12 |
| (d) Driveways | Section 3.13 |
| (e) Off-Street Parking & Loading | Section 3.14 |
| (f) Signage | Section 3.15 |
| (g) Lighting | Section 3.16 |
| (h) Outdoor Storage | Section 3.17 |

9.2.4 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the HDR Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- The Development Application Evaluation Criteria in Section 2.10;
- Any relevant General Regulations in Section 3.0;
- Any relevant Regulations for Specific Uses in Section 4.0; and
- The Vision, Community Goals, Objectives and Policies of the OCP.

10.0 RESORT COMMERCIAL (RC)

10.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the RC Zoning District in accordance with **Section 2.5**.

TABLE 10. THE PERMITTED & DISCRETIONARY LAND USES IN THE RC ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Art Studio; Gallery; Museum	P	-
Building Supply & Home Improvement Store	D	
Campgrounds, RV Parks, & Mobile Home Parks	D	Section 4.10
Commercial Entertainment Establishment	D	Section 4.9
Community Facility; Library	P	-
Confectionary or Convenience Store	D	Section 4.9
Daycare; Preschool	D	Section 4.4
Greenhouse, Commercial; Garden Centre	D	-
Grocery Store	D	Section 4.9
Hotel; Motel	D	Section 4.9
Licensed premises for the sale and / or consumption of alcohol	D	-
Medical Clinic; Dental; & Other Health Care Clinics or Offices	P	Section 4.9
Mixed-Use Building	D	Section 4.9
Municipal Facility	P	-
Office; Government; Professional Services; Financial Services	D	-
Outdoor or Indoor Market	P	Section 4.9
Personal Services Establishment	D	Section 4.9
Place of Worship	P	-
Public Utilities, excluding waste disposal sites and service utilities	P	-
Recreational Use; Recreational Use, Commercial	P	Section 4.9
Restaurant; Café; Bakery	D	Section 4.9
Retail Store	P	Section 4.9

Service Stations & Gas Bars with or without Car Washes	D	Section 4.15
Social Club & Lodge	P	-
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses	P	Section 3.4

10.2 DEVELOPMENT STANDARDS

TABLE 11. SITE & BUILDING SIZE REQUIREMENTS IN THE RC ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Principal Land Use Excluding Those Below	325 m ² (3,498 ft ²)	10.0 m (32.8 ft)	4.5 m (14.8 ft)	1.2 m* (3.9 ft)	4.5 m (14.8 ft)	50%
Hotel, Motel or Service Station	450 m ² (8,844 ft ²)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	1.5 m* (4.9 ft)	4.5 m (14.8 ft)	50%
Accessory Buildings or Structures			3.0 m (9.8 ft)	1.0 m (3.28 ft)	3.0 m (9.8 ft)	
Public Uses			No requirements			

*Unless abutting a residential site in which case the side yard setback shall be 3.0 m (9.8 ft)

10.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

10.2.2 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

10.2.3 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- (a) Landscaping Section 3.10
- (b) Retaining Walls Section 3.11
- (c) Fences Section 3.12
- (d) Driveways Section 3.13
- (e) Off-Street Parking & Loading Section 3.14
- (f) Signage Section 3.15
- (g) Lighting Section 3.16
- (h) Outdoor Storage Section 3.17

10.2.4 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the HDR Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- (a) The Development Application Evaluation Criteria in Section 2.10;
- (b) Any relevant General Regulations in Section 3.0;
- (c) Any relevant Regulations for Specific Uses in Section 4.0; and
- (d) The Vision, Community Goals, Objectives and Policies of the OCP.

11.0 URBAN HOLDING (UH)

11.1 PERMITTED & DISCRETIONARY USES

The following land uses shall be considered as permitted (P) or discretionary (D) in the UH Zoning District in accordance with **Section 2.5**.

TABLE 12. THE PERMITTED & DISCRETIONARY LAND USES IN THE UH ZONING DISTRICT

Principal Land Use	Permitted/ Discretionary	Use-Specific Regulation
Community Garden	P	-
Commercial Greenhouse	D	Section 4.9
Crop production and other passive agricultural uses	P	-
Habitat Conservation	P	-
Historical and archaeological sites	P	-
Natural Area; Open Space	P	-
Passive recreational uses	P	
Public utilities, excluding waste disposal sites	P	-
Accessory Land Use	Permitted/ Discretionary	Use-Specific Regulation
Accessory buildings, structures, and uses	P	Section 3.4
Land used for parking in association with a permitted or discretionary use in this Zoning District	D	

11.2 DEVELOPMENT STANDARDS

TABLE 13. SITE & BUILDING SIZE REQUIREMENTS IN THE UH ZONING DISTRICT

Land Use	Min. Site Area	Min. Site Frontage	Minimum Setbacks			Max. Site Coverage
			Front Yard	Side Yard	Rear Yard	
Any Private Principal Land Use	2.02 ha (5.0 acres)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	-
Public Uses			No requirements			

11.2.1 Minimum Site Area

May be reduced by resolution of Council (discretionary use approval) when physical or environmental circumstances impose restrictions on a site.

11.2.2 Accessory Buildings, Structures, & Uses

Shall comply with Section 3.4.

11.2.3 Land Used for Parking

Shall not be paved or serviced.

11.2.4 Additional Development Standards

Refer to the following corresponding Sections for regulations and standards related to:

- | | |
|----------------------------------|--------------|
| (a) Landscaping | Section 3.10 |
| (b) Retaining Walls | Section 3.11 |
| (c) Fences | Section 3.12 |
| (d) Driveways | Section 3.13 |
| (e) Off-Street Parking & Loading | Section 3.14 |
| (f) Signage | Section 3.15 |
| (g) Lighting | Section 3.16 |
| (h) Outdoor Storage | Section 3.17 |

11.2.5 Standards for Discretionary Uses

Council will consider development permit applications for discretionary uses in the HDR Zoning District with respect to the intent, uses, and development standards of this schedule and may apply conditions designed to achieve them:

- (a) The Development Application Evaluation Criteria in Section 2.10;
- (b) Any relevant General Regulations in Section 3.0;
- (c) Any relevant Regulations for Specific Uses in Section 4.0; and
- (d) The Vision, Community Goals, Objectives and Policies of the OCP.

EXHIBIT A: DEFINITIONS

Whenever the following words or terms are used in this Bylaw, they shall have the following meaning.

A

Accessory: A use, building, or structure customarily associated with, incidental to, subordinate to, and located on the same lot as the principal use, building or structure.

Accessory Dwelling Unit: See “Dwelling, Accessory.”

Accessory Sleeping Quarters (Guest House): A separate building or structure located on the same lot as the principal use building or structure and used for sleeping purposes and does not include cooking facilities.

Act, The: *The Planning and Development Act, 2007*, Province of Saskatchewan.

Adjacent: Contiguous or would be contiguous if not for a river; stream; rail line; road; utility right-of-way; reserve land; and, any other land identified in this Bylaw as adjacent land for the purpose of notification.

Administrator: The Administrator of the District of Katepwa.

Agricultural: A use of land, buildings or structures for the purpose of growing crops; forestry; market gardening; pasturage; private greenhouses; and, includes the growing; packing; treating; storing; and, sale of produce produced on the premises and other similar uses customarily carried in the field of general agriculture.

Alteration or Altered: Any structural change or addition to a building or structure, and includes a change from one type of use to another.

Apartment Building: See “Dwelling, Apartment.”

Applicant: A developer or person applying for a development permit under this Bylaw or for a subdivision approval to an approving authority under *The Act*.

Approach / Driveway: An area, construction or improvement between the roadway of a public street or road and an area of a private property intended and used for access and egress of motor vehicles.

Attic: That portion of a building situated wholly or in part within the roof and which is less than one-half (1/2) storey.

Automobile (Motor Vehicle): A self-propelled passenger vehicle that usually has two (2) to four (4) wheels, an internal-combustion engine, alternate energy sources such as electrical, fuel cell, and is used for land transport.

Awning: A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

B

Bank: The line at the boundary of the bed of a lake or stream where vegetation ceases or where the character of the vegetation and soil changes.

Basement: That portion of a building that is partly or wholly underground.

Bed and Breakfast: A type of short-term accommodation where a dwelling unit, licensed as an itinerant use accommodation under *The Public Accommodation Regulations*, provides overnight accommodation within the dwelling unit, along with one meal served before noon, to the travelling public for a charge.

Billboard: A private free-standing sign, including supporting structure, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Buffer: A strip of land, vegetation or land use that physically separates two (2) or more different land uses.

Building: A structure constructed on, in or over land and used for the shelter or accommodation of persons, animals, goods or chattels, and includes any structure covered by a roof supported by walls or columns.

Building, Accessory: See “Accessory”.

Building, Principal: A building in which the main or primary use of the site is conducted on which said building is situated.

Building Bylaw: A Bylaw of the District of Katepwa to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

Building Height: The height of a building according to **Section 3.9** of this Bylaw.

Building Permit: A permit, issued under the Building Bylaw of the District of Katepwa, authorizing the construction of, or the addition to, any building but does not include a development permit.

C

Calling Lakes District Plan (CLDP): The District Plan of the Calling Lakes Planning District, adopted as per *The Act*.

Campground: An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities, which support the use, such as administration offices and laundry facilities.

Carport: A building or structure, or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

Club: A group of people organized for a common purpose, to pursue common goals, interests or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.

Commercial Entertainment Establishment: a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alley, theatre, performance venue, billiard parlor, and bingo hall (where licensed by the Saskatchewan Liquor and Gaming Authority).

Commercial Use: The use of land, building(s) or structure(s) for the purpose of buying and selling commodities and supplying professional and personal services for compensation.

Communication Tower: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

Community Facility: Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation or other non-profit organization.

Community Garden: An area of land managed and maintained by a formal or informal group of individuals to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal or group use, consumption, donation or sale at a farmers' market or farm stand.

Compatible: As defined in *The Statements of Provincial Interest Regulations*.

Condominium: Land, buildings and units including private and common property as defined under *The Condominium Property Act, 1993*.

Condominium, Bare Land: involves dividing a parcel of land into individually owned bare land units. Each bare land unit is shown on a Plan of Survey. The balance of the parcel around the units is common property.

Condominium Unit: A division of land or building as defined in *The Condominium Property Act, 1993*.

Confectionary or Convenience Store: A retail, commercial establishment supplying a limited selection of food and other daily household necessities to the surrounding area.

Conservation: The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

Council: The elected Council of the District of Katepwa.

Cultural Resource: As defined in *The Statements of Provincial Interest Regulations*.

D

Daycare Centre: A licensed and regulated establishment providing for the care, supervision and protection of children or adults but does not include the provision of overnight supervision.

Deck: Any raised floor structure at least 0.3 metres (1.0 ft.) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp or similar access.

Demolition Permit: A permit issued for the removal or dismantling of a building or structure within the District's boundaries as prescribed under *The Construction Codes Act*.

Development: The carrying out of any building, engineering, mining or operations in, on or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

Development Levy Agreement: An agreement entered into pursuant to *The Act (ss. 171)*.

Development Officer: The Administrator of the District of Katepwa or a person appointed by Council to act as the Development Officer to administer this Bylaw.

Development Permit: A document issued by the District of Katepwa that authorizes development pursuant to this Bylaw and does not include a building permit.

District, The: The area within the Corporate limits of the District of Katepwa.

Driveway: That portion of a lot used to provide vehicular access from a street to a parking space or to an off-street parking or loading area located on the same lot.

Dwelling : A building or part of a building intended for residential occupancy.

Dwelling, Accessory: A self-contained dwelling unit which is an accessory use to a detached building, typically a one (1) unit dwelling, which contains sleeping quarters and cooking facilities.

Dwelling, Apartment: A residential building containing five (5) or more dwelling units, where each dwelling unit has access to an interior common corridor system with shared exit and entrance.

Dwelling, Duplex: A building divided horizontally into two dwelling units with separate entrances.

Dwelling, Fourplex: A building divided into four dwelling units with separate entrances.

Dwelling, Manufactured: Any structure (constructed after 1976) that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another and may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

Dwelling, Mobile Home: A trailer coach (constructed before 1976) that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

Dwelling, Modular: A residential structure manufactured in a production facility, transported and assembled to be permanently secured to the site and cannot be moved once built.

Dwelling, Multiple-Unit (or Multi-Unit): A building containing three (3) or more dwelling units such as a triplex, fourplex, apartment, which are distinct from a rooming house, hotel or motel.

Dwelling, Park Model (or Trailer Coach): A seasonal or year-round mobile dwelling that is designed to be drawn on any public roadway that has no motor power or its own and cannot be licensed as a recreational vehicle. It must meet CSA standard #Z241, bear the appropriate seal, and shall be no greater than the maximum floor area 50.0 m² (538 ft²).

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 (2) dwelling units by a common interior wall extending from the base of the foundation to the roofline.

Dwelling, Single-Detached: A building containing only one dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including a RTM when attached to a foundation on the site, but not including a manufactured, mobile or modular home as defined.

Dwelling, Townhouse: A dwelling that fronts onto a street, has direct access to the outside at grade, is attached to at least one other townhouse dwelling by a common interior wall extending from the base of the foundation to the roofline and shares common architectural design with adjacent and attached townhouse dwellings. A townhouse may not be either wholly or partly above another dwelling. Townhouses are also known as “row housing”.

Dwelling, Triplex: A building divided into four dwelling units with separate entrances.

Dwelling Group: A group of single-detached, semi-detached, or multiple unit dwellings clustered on one (1) lot or site, built as one (1) development.

Dwelling Unit: One (1) or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking, and toilet facilities.

E

Engagement: As defined in *The Statements of Provincial Interest Regulations*.

Environmental Reserve: Dedicated lands that are provided to a municipality for protecting or conserving natural or environmentally-sensitive areas, or that were dedicated as public reserve and transferred to a municipality pursuant to *The Act*.

Environmental Site Assessment: An investigation intended to identify actual or potential contamination, and is performed by a qualified person in accordance with *The Canadian Standards Association Standard Z768-94, Phase 1 Environmental Site Assessment*.

Environmentally Sensitive Lands or Areas: As defined in *The Statements of Provincial Interest Regulations*.

Existing: In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

F

Fence: A structure used to enclose or screen areas of land.

Fill (Clean Fill): Uncontaminated non-water-soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and or clay or ceramic products. Clean fill does not mean processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive, or radioactive.

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

Flood Fringe: The portion of the flood plain inundated by the 1:500 year flood that is not floodway.

Flood Plain: The area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.

Flood Proofed: As defined in *The Statements of Provincial Interest Regulations*.

Floodway: the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to:

- (a) meet or exceed a depth of one metre; or
- (b) meet or exceed a velocity of one metre per second.

Floor Area: The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar and in a commercial or industrial building, any utility room.

Frontage (Site Frontage): The distance of the front site line that divides the site from the street or road. In the case of a corner site, the front site line shall mean the narrowest of the two frontages. Where a lot is irregular in shape and is narrowest at the front site line, the site frontage shall be determined by the width of a line that is parallel to the centre point of the front site line, at a setback equal to the minimum front yard setback of the Zoning District in which it is located.

G

Garage: A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garage / Garden Suite: A small accessory dwelling unit located in the rear yard of a single-detached dwelling or within a detached accessory building that may have cooking; food preparation; sleeping; and, sanitary facilities which are separate from those of the single-detached dwelling. Typically, garden suites are standalone structures while garage suites are either attached to or located above a detached garage.

Geotechnical Report: A site subsurface assessment, which may include ground core sample testing or other recognized geotechnical methods, prepared by a qualified Professional Geoscientist (P.Ge.), evaluating the earth's subsurface conditions and identifying the type, quality, and extent of any environmentally mitigative measures required for safe and suitable development.

Grade: The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four (4) outside corners of the building.

Greenhouse, Commercial: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, but are sold directly at wholesale or retail from the site.

Greenhouse, Private: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

H

Hazardous Industry/Substance: A substance that, because of its quality, concentration, physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health, or other living organisms.

Hazard(ous) Land: As defined in *The Statements of Provincial Interest Regulations*.

Heritage Resource: As defined in *The Statements of Provincial Interest Regulations*.

Holding Tank: A digestion chamber in which sewage is received and retained to be transported to a final point of disposal.

Home-Based Business: Development consisting of the use of a conforming dwelling unit or residential accessory building as a business by the resident or residents, which is incidental and secondary to the residence and does not change the building's exterior character. This does not include a home office, vacation

rental, the production or retail of cannabis, or any use that is listed as discretionary or prohibited in the specific zoning district.

Home Office: An office located within a dwelling unit where a resident may carry out typical office work for remuneration but does not meet with any clients or customers on site.

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, but does not include a rooming house.

I

Infill Development: Re-development within existing areas or neighbourhoods.

Institutional Use: The use of land, buildings or structures for religious, charitable, educational, health or welfare purposes and includes churches, public or private schools, nursery schools, hospitals and special care.

Intensity of Use: The density of use, number of units, size of development, or bulk, form or number of buildings or structures for a permitted, discretionary or prohibited use.

J

K

Kennel, Boarding: The temporary accommodation of more than four (4) dogs, cats or other domestic animals for commercial purposes.

L

Landfill: A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping: The provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- (a) *Soft landscaping* consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover, and/or
- (b) *Hard landscaping* consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile but does not include gravel, shale or asphalt.

Landscaping Area: An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees and similar types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, and does not include parking areas, parking lots, driveways or ramps.

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

Loading Space: A space having access to a street or lane, in which a vehicle may park to load or unload.

Lot: An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms "lot" and "site" shall be deemed not to mean the same. A site may constitute more than one lot if they are contiguous and under the same landowner.

Lounge: A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with food, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant, subject to provincial regulations.

M

Mayor: The Mayor of the District of Katepwa.

Microbrewery, distillery, or winery: A small brewery, winery or distillery where beer, wine or liquor produced onsite may be consumed on the premises or sold or distributed in accordance with the Province of Saskatchewan regulations and licensing requirements. A microbrewery, distillery or winery cannot exceed the gross floor area requirements of the associated drinking establishment or restaurant.

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

Mixed-Use: A mix of land uses that facilitate the mixing, rather than separation of, land uses in one (1) distinctive environment, either vertically in the same building or horizontally adjacent. It is intended to be compatible with adjacent uses.

Modular or Mobile Dwelling Parks: Any subdivision of land and the development thereof for the purpose of accommodating modular and mobile dwellings in such a manner that each home is situated on its own site and in which all sites, public open space, internal streets, buffer zones and other amenity areas form a contiguous area of development.

Modular or Mobile Dwelling Site: A site within a Modular or Mobile Dwelling Park referred to above that contains one (1) modular or mobile dwelling.

Motel: A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

Municipal Reserve: Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a municipality pursuant to *The Act*.

Municipal Road: A public roadway subject to the direction, control and management of the District.

Multi-Site Development: A development that contains three (3) or more sites which are either being subdivided, rezoned, and/or developed.

N

Natural Areas: An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water or natural features.

Non-Conforming Site: A site consisting of one (1) or more contiguous parcels that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the Bylaw but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

Non-Conforming Use: Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the zoning district in which it is located.

Noxious Use or Condition: Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare or light.

O

Office: A building or part of a building used primarily for conducting the affairs of a business; profession; service; industry; or, government in which no goods or commodities of business or trade are stored; trans-shipped; sold; or, processed.

Official Community Plan (OCP): The District of Katepwa Official Community Plan Bylaw No. 2014-07, adopted as per *The Act*.

Open Space: Passive and structure leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community, including parks, recreation and tourism nodes and natural areas.

P

Parcel: A surface parcel as defined in The Land Titles Act, 2000.

Parking Lot: An open area, other than a street, used for the temporary parking of more than four (4) vehicles and available for public or private use.

Parking Space: A space for the parking of one (1) motor or recreational vehicle that includes convenient access to a public lane or street.

Parking Space, Off-Street: Accommodation for the parking of vehicles off a public road or highway.

Party Wall: A common wall shared by two (or more) adjoining properties that divides separate dwelling units found in two-unit or multi-unit buildings.

Patio: Any hard surface or floor structure less than 0.3 metres (1.0 ft.) above the average ground level upon which it is constructed.

Personal Service Establishments: A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and/or grooming needs though does not include the provision of health-related services.

Placemaking: A multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

Place of Worship: A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Porch: A roofed platform attached to the exterior of a building at an entrance, typically at ground level, with open sides or partially enclosed by railings or low walls. A porch provides a covered transition space between the outdoors and the interior and does not include fully enclosed additions such as sunrooms.

Property Line: The legal boundaries of a lot or site that determines the physical extents of land ownership.

Public Realm: The publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, waterfronts, public transit systems, conservation areas, and civic buildings and institutions.

Public Utility: A government, municipal or corporation under Federal or Provincial statute which operates a public work and/or provides a service to the general public.

Public Work: Under *The Act*, means:

- systems for the production, distribution or transmission of electricity;
- systems for the distribution, storage or transmission of natural gas or oil;
- facilities for the storage, transmission, treatment, distribution or supply of water;
- facilities for the collection, treatment, movement or disposal of sanitary sewage;
- telephone, cable television or light distribution or transmission lines; or
- facilities for the collection, storage, movement and disposal of storm drainage;

Q

R

Recreational Use: The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory buildings and structures; though does not include the racing of animals or motorized vehicles.

Recreational Use, Commercial: The use of land, building(s), or structure(s) for the purpose of selling a recreational amenity, including but not limited to the racing of animals or motorized vehicles, and paintball.

Recreational Vehicle (RV): A travel/camper trailer, motor home, or similar vehicle, boat, snowmobile, ATV, or similar vehicle designed for travel, recreation, leisure or vacation purposes, including temporary accommodation, but does not include a modular and mobile dwellings that are constructed and used for year-round occupancy.

Recreational Vehicle (RV) Park: An area of land, managed as a unit, providing short-term accommodation for motor homes and camping trailers, including accessory facilities such as administration offices and laundry facilities.

Redevelopment: See “Infill Development”.

Residential Care Home: A provincially licensed or approved care home governed by provincial regulations that provides permanent accommodation and twenty-four (24) hour care for persons in need of medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Home, Large: A residential care home with six (6) or more residents.

Residential Care Home, Small: A residential care home with a maximum of five (5) residents.

Residential Use: The use of land, buildings or structures for human habitation.

Residence, Principal: A dwelling unit where an individual lives, makes their home and conduct their daily affairs.

Residence, Secondary: A secondary dwelling unit that is not the primary residence.

Responsible Development: As defined in *The Statements of Provincial Interest Regulations*.

Restaurant: A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building or for take-out purposes.

Retail Store: A building or part thereof, or a place where goods; wares; merchandise; substances; or, articles are offered or kept for sale or rent. This may include limited servicing and manufacturing of products onsite for sale on the site, so long as it is accessory to the principal retail use of the site.

Retaining Wall: A wall of strong construction intended to hold back soil or keep certain amount of earth in place in order to create a safe, more stable or more level area.

Rezoning: The act of changing the land use zoning district of land through an application for a zoning amendment, subject to conditions of this Bylaw and approval from Council.

Right-of-Way: The land set aside for use as a roadway or utility corridor. Rights-of-way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes road rights-of-way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Road or Roadway: The whole and entire width of every highway, public road or road allowance vested in Her Majesty, in the right of the Province of Saskatchewan, and shown as such on a plan of survey registered at the Information Services Corporation (ISC).

S

Safe Building Elevation (SBE): A level as defined by the Ministry of Government Relations at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is calculated as the EPWL plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams, wind, waves and erosion.

Satellite Dish: A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

School: An educational facility under the jurisdiction of a Board of Education, a college, university or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

Secondary Suite: An accessory dwelling unit contained within a detached building in which the principal use is a one (1) unit dwelling.

Setback: A required minimum separation distance, usually from the nearest point of a building or structure's exterior wall to a site line or centre line of a public highway.

Service Station: A site used for the retail sale of lubricating oils and gasoline, automobile accessories and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; and, does not include an auto body or painting shop, car sales lot or a car washing establishment.

Shipping Container: A standardized reusable steel box used for the secure storage and efficient intermodal movement of materials and products. It does not contain a foundation or wheels for movement.

Short-Term Accommodation: The short-term rental of a dwelling unit as temporary accommodation by a person or group of persons for up to 30 days or based on a daily or weekly rate by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this Bylaw, or any other Bylaw of the District of Katepwa.

Sight Triangle: The triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines.

Sign: Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure or a piece of land and that identifies 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, thoroughfare or any other public place.

Sign, Billboard: A private free-standing sign, including supporting structure, which advertises goods, products, services, organizations, or facilities that are available from, located on or refer to, a site other than the site on which the sign is located.

Sign, Canopy: A sign attached to, or painted on an awning, canopy or freestanding canopy.

Sign, Fascia: A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (1.6 ft.) from such building or structure.

Sign, Freestanding: A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Sign, Portable: A sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location, and may include copy that can be changed manually through the use of attachable characters.

Sign, Projecting: A structure that is mechanical and fabricated from plastic, canvas, or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

Sign, Real Estate: Signage directly associated with the sale of a property on which it is located, and which maintains a gross surface area of less than 1.0 m² (10.8 ft²).

Sign, Temporary: A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Sign Height: The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Site: An area of land, consisting of one (1) or more lots with the same landowner considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same. At the discretion of the Development Officer or Council, the District may require lots to be consolidated or tied to clarify the specific lots that encompass a site.

Site, Corner: A site at the intersection of two (2) or more public streets, or upon two (2) parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than 135 degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site, Through: A site other than a corner site, having separate frontages on two (2) streets. The front site line of a through site shall be determined by predetermined building lines.

Site Area: The total horizontal area within the site lines of a site.

Site Coverage: The percentage of the site area covered by all the buildings above the ground level.

Site Line: Any boundary of a site as determined by the property lines of the lot(s).

Site Line, Front: The line separating the site from the road right-of-way; for a corner site, the shorter line abutting a street; though in the case of a corner site with two (2) street lines of equal length, the front site line shall be designated by predetermined building lines.

Site Line, Rear: The site line at the rear of the site, opposite the front site line.

Site Line, Side: A site line other than a front or rear site line.

Site Plan: A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

Solar Collector: A device for the absorption of solar radiation for the heating of water or buildings or the production of electricity.

Stakeholders: Individuals, groups, or organizations who have a specific interest or “stake” in a particular need, issue situation, or project and may include members of the local community residents, community groups, or local, provincial and federal governments.

Street: The whole and entire width of every highway, public road or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at the Information Services Corporation (ISC).

Structure: Anything that is built, constructed or erected that is located on the ground or attached to something located on, or in the ground.

Subdivision: A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

Sustainable: As defined in *The Statements of Provincial Interest Regulations*.

Swimming Pool: an artificially created basin, lined with concrete, fiberglass, vinyl or similar material, intended to contain water for the use of persons for swimming, diving, wading or other similar activity, which is 600 millimeters or more in depth, and includes above and below ground pools.

Swimming Pool, Private: A swimming pool that is an accessory use to a private residence.

T

Travel (Camping) Trailer, Truck Camper, 5th Wheel Trailer, Trailer Couch: Any vehicle designed, constructed or reconstructed in such a manner as it will permit occupancy as a dwelling or sleeping place for one (1) or more persons, notwithstanding that its running gear is removed; jacked up; is used; or, constructed in such a way as to enable it to be used as a conveyance upon public streets, highways. This includes self-propelled and non-self-propelled vehicles.

U

Use: The activity or purpose for which any land, building, structure or premise, or part thereof is arranged, designed or intended, occupied or maintained.

Use, Accessory: See “Accessory”.

Use, Discretionary: 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, as contained in this Bylaw.

Use, Permitted: A use or development which is rightfully allowed in its zoning district subject to the regulations of this Bylaw and following application for a development permit that is approved by the Development Officer.

Use, Principal: The main or primary activity, for which a site or its buildings are designed; arranged; developed; intended; or, for which is occupied or maintained.

V

Vehicle: A device in, on or by which a person or thing is or may be transported or drawn on a highway and includes special mobile machines and agricultural implements but does not include vehicles running only on rails or solely on railway company property.

W

Warehousing: The use of a building for the storage and distribution of wholesale goods and materials.

Waste Disposal Facility, Liquid: A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, though does not include a holding tank for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility, Solid: A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional, and industrial sources which are disposed of in municipal or private landfills or transfer stations, and not including dangerous goods, hazardous waste or biomedical waste.

Water Body: A lake, pond, reservoir, lagoon, swamp, marsh, wetland or any other area containing standing surface water, either permanently or intermittently.

Watercourse: Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or design flood.

Y

Yard: Uncovered space, open to the sky on the same site with a building or structure.

Yard, Front: The roadside area of the property from the front site line to the nearest extent of the main front building wall, between the side site lines.

Yard, Rear: The area of the property from the rear site line to the nearest extent of the main rear building wall or structure, between the side site lines.

Yard, Side: The area between the side lot line and the nearest extent of the main side wall of the building or structure.

Yard Setback: The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building, structure, or part of a building or structure shall be erected.

Z

Zoning District: Divisions identified in the Zoning Bylaw according to Section 5.0 of this Bylaw that establish permitted and discretionary uses as well as development standards for all sites within the District of Katepwa.

EXHIBIT B: ZONING DISTRICT MAP