

ZONING BYLAW  
FOR THE  
TOWN OF SALTCOATS  
BYLAW NO. 386

Exhibit "B"  
of Bylaw No. 386

## PART I - INTRODUCTION

Under the authority granted by The Planning and Development Act, 1983, the Council of the Town of Saltcoats in the Province of Saskatchewan, in open meeting, hereby enacts as follows:

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

## PART II - DEFINITIONS

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

<u>Accessory</u>	A use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.
<u>Act</u>	The Planning and Development Act, 1983.
<u>Administrator</u>	The Municipal Administrator or Clerk of the Town.
<u>Building</u>	Any structure constructed or placed on, in or over land but does not include a public highway.
<u>Building Principal</u>	A building in which the main or primary use of the lot is conducted.

<u>Council</u>	The Council of the Town of Saltcoats.
<u>Development</u>	The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.
<u>Dwelling Unit</u>	One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.
<u>Dwelling, Multiple</u>	A building containing three or more dwelling units.
<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.
<u>Dwelling, Semi-detached</u>	A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
<u>Dwelling, Single Detached</u>	A building containing only one dwelling unit.
<u>Home Occupation</u>	An occupation, trade, profession or craft conducted for gain in a dwelling unit or in a conforming accessory building by the resident or residents and which is incidental and secondary to the residence.
<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers, and where a guest register or record is kept.

<u>Lot</u>	An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.
<u>Lot Line, Front</u>	The line separating the lot from the street; for a corner lot, the lot line on the same street as the front lot lines on the same block.
<u>Lot Line, Rear</u>	The lot line at the rear of the lot and opposite the front lot line.
<u>Lot Line, Side</u>	A lot line other than a front or rear lot line.
<u>Minister</u>	The member of the Executive Council to whom is assigned the administration of the Act.
<u>Mobile Home</u>	A trailer coach that may be used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and water closet or other similar facility that may be connected to a sewage system.
<u>Motel</u>	A hotel for temporary use by automobile tourists or travellers.
<u>Public Work</u>	<ol style="list-style-type: none"><li>i) systems for the production or distribution of electricity;</li><li>ii) systems for the distribution of natural gas or oil;</li><li>iii) facilities for the storage, transmission, treatment, distribution or supply of water;</li><li>iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; or</li><li>v) telephone or light distribution lines that are owned or operated by the Crown or the municipality.</li></ol>
<u>Rooming House</u>	A building containing more than one rooming unit.
<u>Rooming Unit</u>	A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this bylaw with sleeping facilities but without private toilet facilities.

Service Station

A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and the servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.

Shopping Mall

A group of retail, business or office establishments located in a single building and providing for their mutual benefit off-street parking and other joint facilities.

Sign

Any figures, numbers, emblems, pictures, devices, marks or designs, intended to be visible from other than inside a building, for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.

Structural  
Alteration

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

Town

Shall mean the Town of Saltcoats.

Townhouse or  
Row House

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

Yard

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

Yard, Front

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

Yard, Rear

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

Yard, Side

That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except

where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

PART III - ADMINISTRATION

1. Development Officer

The Town Administrator shall be the development officer who is responsible for the administration of this Bylaw.

2. Development Permit

- A. Except where a particular development is specifically exempted by Part III, Section 5 no person shall undertake a development or commence a use without a development permit first being obtained.
- B. A development permit cannot be issued in contravention of any provisions of this Bylaw.

3. Development Permit Procedure

- A. An application for a development permit shall be made in writing to the development officer in any form prescribed by Council.
- B. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this Bylaw.
- C. Where an application for a development permit is made for a discretionary use, the development officer shall advise the Council as soon as practicable.
- D. As soon as practicable after Council is advised that an application has been made for a development permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
- E. Upon approval of a discretionary use by resolution of Council the development officer shall issue a development permit subject to any development standards prescribed by Council based on the guidelines in Part IV, Section 12.

- F. Where an application for a development permit is made for a use subject to special regulations or standards, the development officer shall issue a permit including those special regulations or standards.
- G. Every decision shall be in writing and a copy sent to the applicant.
- H. A development permit is valid for a period of twelve months.
- I. Where it is determined that a development is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the development officer shall suspend the development permit and notify the permit holder that the permit is no longer in force.
- J. Where the Council is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Council may reinstate the development permit and notify the permit holder that the permit is valid and in force.

4. Referral to Department of Health

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

5. Development Not Requiring a Permit

A development permit is not required for the following:

- A. Maintenance, construction or installation of any public work.
- B. Fences under two metres in height.
- C. Maintenance or repair of any building or structure not including structural alterations.
- D. Signs in residential districts which conform to Part IV, Section 7.

6. Development Appeals Board

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

7. Fee for Zoning Amendment Application

When an application is made to the Council for an amendment to this Bylaw, the applicant shall be charged the cost of the advertisement of the amendment.

8. Offences and Penalties

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

PART IV - GENERAL REGULATIONS

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

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

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

2. Front Yard Reduction

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



3. Permitted Yard Encroachments

The following yard encroachments shall be permitted:

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

4. Number of Principal Buildings Permitted on a Lot

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

5. Non-Conforming Buildings, Uses and Lots

- A. Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, may be carried on in accordance with the provisions of Sections 113 to 118 inclusive, of the Act.
- B. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.
- C. No existing lot shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed lots in the zoning district in which it is located.

6. Grading and Levelling of Lots

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

7. Signs

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding 1 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Commercial, Industrial and Urban Reserve Districts:
  - i) no more than two permanent signs are permitted per principal use
  - ii) the facial area of a sign may not exceed 3.5 square metres
  - iii) a sign may be double faced
  - iv) no sign shall exceed 6 metres in total height above the ground
  - v) signs advertising the principal use or the principal products offered for sale on the premises are permitted
- D. In Residential Districts:
  - i) one permanent sign is permitted per lot
  - ii) in the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling
  - iii) the facial area of a sign may not exceed 0.5 square metres.

8. Accessory Buildings or Structures

- A. Accessory buildings shall not be located less than 1.5 metres from a lane.
- B. Accessory buildings shall not be located in a required front or side yard.
- C. Accessory buildings in a rear yard, shall not be located less than 0.75 metres from the side lot line.
- D. In a residential district, a carport or garage, up to 70 square metres in area shall be permitted.

9. Home Occupations

- A. Home occupations shall be located in single-detached, semi-detached, duplex dwellings or mobile homes or in a building accessory to the dwelling.

- B. Home occupations shall be conducted entirely within the dwelling or accessory building.
- C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

10. Outdoor Storage

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

11. Side Yard Exception

- A. For semi-detached dwellings, townhouses, rowhouses or multiple unit dwellings no side yard shall be required where dwelling units share a common party wall.
- B. For hospitals and personal care homes no side yard shall be required where these buildings share a common party wall.

12. General Development Standards Applicable to Discretionary Uses

- A. Sites shall be landscaped to maintain the character and amenity of the neighbourhood.
- B. Adequate on site parking shall be provided and maintained.
- C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
- D. Adequate receptacles for refuse and litter shall be supplied.
- E. No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines.
- F. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- G. The size, height and location of buildings shall be consistent with the buildings in the surrounding area.

13. Off-Street Parking

Off-street parking shall be provided as follows:

<u>Use</u>	<u>Parking Spaces Required</u>
i) Multiple-unit dwellings	1.25 for each dwelling unit
ii) Other dwellings	1 for each dwelling
iii) Mobile homes	1 for each mobile home
iv) Hotels	1 for every 2 guest rooms
v) Motels	1 for each unit
vi) Restaurants, theatres, assembly halls, places of worship	1 for every 10 seats
vii) Schools, educational institutions	1 for each classroom
viii) Other uses	1 for each 70 sq. m of gross floor area

PART V - ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

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

<u>Districts</u>	<u>Symbols</u>
R1 - Residential District	R1
R1A - Residential District	R1A
R2 - Residential District	R2
R3 - Residential District	R3
C1 - Downtown Commercial	C1
C2 - Highway Commercial	C2
M1 - Industrial	M1
UR - Urban Reserve	UR

B. The locations and boundaries of the zoning districts are shown on the Zoning District Map.

2. Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 386", adopted by the Town of Saltcoats signed by the Mayor and the Town Administrator under the Seal of The Town, shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

3. Holding Provision

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

4. R1 - Residential District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the R1-District:

- i) Single detached dwellings
- ii) Public works
- iii) Parks and playgrounds

3. Discretionary Uses

The following are discretionary uses in the R1-District:

- i) Home occupations
- ii) Day care centres, subject to the appropriate Provincial Government regulations.

#### 4. Regulations

<u>Requirement</u>	<u>Single Detached Dwellings</u>	<u>Other Uses</u>
i) Lot area, minimum	360 sq. m with a lane, otherwise 450 sq. m	450 sq. m*
ii) Lot frontage, minimum for rectangular lots	12 m with a lane otherwise 15 m	15 m*
iii) Front yard, minimum	7.5 m	7.5 m*
iv) Rear yard minimum	6 m	7.5 m*
v) Side yard, minimum	1.2 m	3.0 m*

\* No minimum requirement for parks, playgrounds and public works.

#### 5. RIA - Residential District

##### 1. Intent

The purpose of this district is to provide for low density residential development and related recreational uses on the lots along Anderson Lake.

##### 2. Permitted Uses

The following are permitted uses in the RIA-District:

- i) Single detached dwellings
- ii) Public works
- iii) Parks and playgrounds

##### 3. Discretionary Uses

The following are discretionary uses in the RIA-District:

- i) Home occupations
- ii) Day care centres, subject to the appropriate Provincial Government regulations.

#### 4. Regulations

Requirement	Single Detached Dwellings	Other Uses
i) Lot area, minimum	360 sq. m	450 sq. m*
ii) Lot frontage, minimum for rectangular lot	12 m	15 m*
iii) Rear yard minimum	no minimum	7.5 m*
iv) Side yard, minimum	1.2 m	3.0 m*

\*No minimum requirement for parks, playgrounds and public works.

#### 6. R2 - Residential District

##### 1. Intent

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

##### 2. Permitted Uses

The following are permitted uses in the R2-District:

- i) All those uses listed as permitted uses in the R1-Residential District
- ii) Semi-detached and duplex dwellings
- iii) Townhouses or row houses
- iv) Multiple unit dwellings
- v) Schools, educational institutions
- vi) Cultural institutions
- vii) Places of worship, religious institutions
- viii) Hospitals, medical and dental clinics
- ix) Personal care homes

3. Discretionary Uses

The following are discretionary uses in the R2-District:

- i) Home occupations
- ii) Day care centres, subject to the appropriate Provincial Government regulations.

4. Regulations

	Semi-detached & Duplex Dwelling	Multiple Unit Dwellings	Townhouses Rowhouses
i) Lot area, minimum	232 sq. m per unit with a lane, otherwise 270 sq. m per unit	550 sq. m	200 sq. m per unit
ii) Lot frontage, minimum	7.5 m per unit with lane, otherwise 9 m per unit	21 m	7.5 per unit
iii) Front yard, minimum	7.5 m	7.5 m	7.5 m
iv) Rear yard minimum	6 m	7.5 m	7.5 m
v) Side yard, minimum	1.2 m	3.5 m or 1/2 the average wall height whichever is greater	2 m
vi) Lot coverage, maximum	no maximum	50%	40%
vii) Requirements for other uses are the same as in the R1-Residential District.			





8. C1 - Downtown Commercial District

1. Intent

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

2. Permitted uses

The following are permitted uses in the C1-District:

- i) Offices
- ii) Bakeries with retail sales
- iii) Banks and financial institutions
- iv) Medical and dental offices and clinics
- v) Newspaper offices
- vi) Restaurants
- vii) Retail stores
- viii) Theatres, assembly halls
- ix) Funeral homes
- x) Hotels
- xi) Service or repair shops
- xii) Libraries, cultural institutions
- xiii) Service stations
- xiv) Public works
- xv) Dwelling units attached to commercial establishment

3. Discretionary Uses

The following are discretionary uses in the C1 District:

- i) Commercial recreation establishments
- ii) Automobile sales and service
- iii) Car washes

4. Regulations

- i) Minimum lot area 278 sq. m, except 929 sq. m for service stations
- ii) Minimum lot frontage 7.5 m, except 30 m for service stations
- iii) Minimum front yard Nil, except 7.5 m for service stations

- iv) Minimum rear yard 6 m
- v) Minimum side yard Nil, except 1.5 m abutting a residential district without an intervening lane or street
- vi) All dwelling units shall have an entrance separate from that of the commercial establishment. Dwelling units must be provided with a fire exit secondary to the required entrance.
- vii) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.
- viii) All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from the street or adjacent lots.
- ix) Council may exempt from the requirement to provide off street parking facilities, any person who constructs a new building and pays or agrees to pay to the Council \_\_\_\_\_ for each parking space that would otherwise be required.

9. C2 - Highway Commercial District

1. Intent

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

2. Permitted Uses

The following uses are permitted in the C2 District:

- i) Motels
- ii) Service stations
- iii) Establishments for the sale, storage and servicing of motor vehicles, trailers, machinery or equipment
- iv) Car washes
- v) Restaurants
- vi) Veterinary hospitals and clinics
- vii) Public works
- viii) Furniture and appliance sales and service

ix) Lumber yards and building supply establishments

3. Discretionary Uses

The following are discretionary uses in the C2 District:

i) Auto body shops

4. Regulations

- |      |  |  |
|------|--|--|
| i)   | Lot area, minimum  | 1115 sq. m, except no minimum for public works |
| ii)  | Lot frontage, minimum  | 30 m, except no minimum for public works       |
| iii) | Front yard, minimum  | 7.5 m  |
| iv)  | Rear yard, minimum   | 6 m  |
| v)   | Side yard, minimum   | 3 m  |
| vi)  | Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.   |  |
| vii) | All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from the street or adjacent lots. |  |

10. M1 - Industrial District

1. Intent

The purpose of this district is to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage, but which are not of an obnoxious, hazardous or offensive nature.

2. Permitted Uses

The following are permitted uses in the M1 District:

- i) Service stations
- ii) Grain elevators
- iii) Lumber and building supply establishments
- iv) Establishments for the sale, storage, rental or servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- v) Machine shops, welding shops
- vi) Warehouses and wholesale establishments
- vii) Autobody shops
- viii) Car washes
- ix) Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- x) Public works
- xi) Manufacturing establishments
- xii) Railway and ancillary railway functions

### 3. Discretionary Uses

The following are discretionary uses in the M1 District:

- i) Truck and freight terminals
- ii) Cold storage and locker plants
- iii) Bulk fertilizer sales subject to the appropriate Provincial Government regulations.

### 4. Regulations

- i) Lot area, minimum 929 sq. m except no minimum for public works
- ii) Lot frontage, minimum 30 m, except no minimum for public works
- iii) Front yard, minimum 7.5 m
- iv) Rear yard, minimum 6 m, except nil abutting a railway
- v) Side yard, minimum 3 m
- vi) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or lot line.
- vii) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.



