

BYLAW NO. 5589
ZONING BYLAW AMENDMENT, 2019 (2)

THE MUNICIPAL CORPORATION OF THE CITY OF MOOSE JAW ENACTS AS FOLLOWS:

Amendments

1. Bylaw No. 5346, Zoning Bylaw of the City of Moose Jaw is amended in the manner set forth in attached Appendix A to this Bylaw.

Coming into Force

2. This Bylaw comes into force on the day of passage.

READ A FIRST TIME the 22nd day of July, 2019.

READ A SECOND TIME the 22nd day of July, 2019.

READ A THIRD TIME AND PASSED the day of , 2019.

Mayor

City Clerk

Appendix A

SECTION 2 – DEFINITIONS

Corner Visibility Triangle (Sight Triangles)

A protected triangular area for traffic visibility as described in *Bylaw No. 4760 – Boulevard Bylaw*.

Custodial Care Home

A dwelling for the temporary detention or open custody of persons pursuant to the provisions of *The Young Offenders Act* (Canada) or *The Summary Convictions Procedures Act* (Saskatchewan); or a community training residence as defined in *The Corrections Act* (Saskatchewan).

There shall be three types of such homes:

Type 1 – Custodial Care Home has no more than five persons in detention, custody or residence; and

Type 2 – Custodial Home has between five and nine persons in detention, custody or in residence.

Type 3 – Custodial Home has more than nine persons in detention, custody or in residence.

Floodproofing

- (a) For buildings, this means the use of construction techniques, design or devices, equipment or materials to protect the building from potential flood damage, which may require the opinion of a qualified professional engineer that the development will withstand the hydraulic pressure and velocity of the design flood and;
- (b) For land, this means the adoption of measures such as filling Flood Fringe areas to prevent damage to such buildings or land by a flood of a specified magnitude (1:500 year flood design level) if:
 - i) it does not negatively affect neighbouring uses due to the new proposed elevations; and
 - ii) the proposed fill can be safely stabilized and does not significantly reduce the channel capacity, in the opinion of a qualified professional engineer.

(removed) Industrial Complex

A group of two (2) or more detached principle buildings located on the same site and which do not include any residential occupancy except where specifically approved for security or custodial staff.

Micro Brewery and Micro Distillery

A small to medium-sized operation that does not cause a nuisance for neighbouring uses and does not require an increase of City services. The operation must meet the definition of a “Craft Manufacturer” under Saskatchewan Liquor and Gaming Authority (SLGA) regulations.

(removed) Sign, A-Board

A portable, A-shaped sign which is set temporarily upon a sidewalk or the ground and which has no external supporting structure.

(removed) Sign, Animated

A sign depicting action, motion, light or colour changes through electrical or mechanical means.

(removed) Sign, Awning

An awning which incorporates a sign painted on, or affixed flat to the surface of the awning and which does not extend vertically or horizontally beyond the limits of such awning. The awning itself may or may not be illuminated.

(removed) Sign, Banner

A temporary sign composed of lightweight, non-rigid material, such as cloth, canvas, P.V.C., or similar material.

(removed) Sign, Canopy

A canopy or free-standing canopy which utilizes or incorporates a sign.

(removed) Sign, Face

The entire area of a sign on which writing could be placed.

(removed) Sign, Facia

A sign attached to, marked or inscribed on any structure which is attached parallel to the face of a building, wall but does not include a billboard, a third-party advertising sign or a painted wall sign.

(removed) Sign, Flashing

A sign with an intermittent or flashing light source. Generally, the sign’s message is constantly repeated.

(removed) Sign, Freestanding

A sign supported independently of a building and permanently fixed to the ground but shall not include a sign that is attached to a fence, a parked vehicle, temporary signs or billboards.

(removed) Sign, Height

The vertical distance measured from the site grade at the street curb (other than an elevated roadway), which permits the greatest height to the top of said sign.

(removed) **Sign, Portable**

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

(removed) **Sign, Projecting**

Any sign, except a canopy or awning sign, which is supported by an exterior building wall and projects outward from the building wall by more than 0.3 metres.

(removed) **Sign, Roof**

Any sign erected upon, against, or above a roof or on top of or above the parapet of a building.

(removed) **Sign, Wall**

Any sign, except projecting signs, attached, or affixed, to any part of the wall of a building, including entrance doors, overhead service doors and windows. This definition includes lettering, paintings, awnings, and marquees.

Site Coverage

The percentage of the site covered by any building or structure measuring 0.6 metres above grade level, exclusive of marquees, canopies, balconies and eaves.

Supportive Housing

Housing projects operated by a non-profit or public authority which provide supportive care through social services and structured programming to individuals struggling with mental illness, addiction, or other challenges to stable housing. This may include housing projects which provide temporary accommodation, and 24-hour outreach or supportive services to vulnerable sectors such as youth, women fleeing violence, or those struggling with mental health and addiction issues.

SECTION 3 – ADMINISTRATION

3.2.1 Legal Non-Conforming and Prohibited Uses

Land uses or Developments which existed prior to the approval of this Bylaw and which were allowed by Zoning Bylaw No 3000 but are not listed as Permitted or Discretionary Uses under this Bylaw, shall be considered Prohibited Uses. Such uses shall be allowed to continue as “legal non-conforming” only in accordance with Sections 88 to 93 inclusive of

the Act. Certain other proposed uses or developments may also be listed as Prohibited Uses in any or all Zoning Districts.

3.5 Responsibility of the Development Officer

Except for Section 11 of this Bylaw, which shall be administered by the City's Building Official, the Development Officer shall administer this Bylaw. The Development Officer shall be the City Planner, the Bylaw Enforcement Officer or any other employee of the City authorized in writing by the Council to act as a Development Officer for the purposes of this Bylaw and the Act. For the purposes of administering and enforcing Section 11, the Building Official shall have the same authority under the Act as a Development Officer.

3.6 Application of the Regulations

- c. Where any calculation results in a fractional value:
 - i. any fraction up to one-half shall be disregarded;
 - ii. fractions including and over one-half shall be rounded to the next whole number.

3.7.7 Development Permit Application Fees

The development permit application fee shall be as required in the Planning Fee Schedule which may be adopted and altered by a separate Bylaw of Council.

3.9.1 Established Building Lines on Front Site Lines

At the discretion of the Development Officer:

On any front site line in any Zoning District, where a building line has been established along the front site line by existing buildings, a proposed new building may be constructed at either the established building line or the setbacks required in the Zoning District, provided that any accessory or attached garage for the building which has vehicle entrance doors to the street on which the building line exists shall be at least 1.5 m from that street.

3.10 Non-Conforming Uses and Buildings

- b. No enlargements, additions, or reconstruction of a non-conforming use or building shall be undertaken, except in conformance with Sections 88 to 93 of the Act.

SECTION 4 – GENERAL REGULATIONS

4.2.1 Accessory Uses

- f. No garage, carport, or similar accessory structure shall be more than one storey in height above grade within any district except for R5 and R7. A

second storey shall be determined by the existence of a second floor truss system. The use of attic space in any accessory building shall be limited to storage only.

4.12 Fences or walls in Required Yard Setbacks

Fences or walls may be erected, placed, or maintained in any required yard only in conformance with the following regulations:

4.12.1 Residential Districts

- c. In the case of a corner site, no wall or fence shall be placed so as to create a visual obstruction in a corner visibility triangle, as described in *Bylaw No. 4760 – The Boulevard Bylaw*.

4.14 Home Occupations

4.14.3 The following development standards shall apply to all Home Occupations:

- l. The dwelling that the Home Occupation application is for must be the primary residence of the applicant.

4.18 Mobile Home Parks

iv Site requirements for a mobile home space are:

- A minimum of 1.5m side yard from any adjacent mobile home space;
- A minimum of 3m rear or side yard from the mobile home park boundary;
- A minimum of 3m front yard from any internal road; and
- A minimum of 15m from any mobile home space or permanent park accessory structure located on the opposite side of an internal road.

For existing Mobile Home Parks, new structures shall conform to the site requirements at the discretion of the Development Officer. It is at the discretion of the Development Officer to permit site requirements that align with the existing Mobile Home Park standards.

4.20 Outdoor Storage

- a. In all districts, the storage of materials shall not be permitted in the required front yard of any site.

4.21 Permitted Obstructions in Required Yards

- a. The following shall not be considered to be obstructions in any yards, and shall not be considered in the determination of property line setbacks or site coverage in any yard:

- i. steps 1.6 metres or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane; or
 - ii. trees, shrubs, walkways, trellises or flag poles.
- b. The following shall not be considered to be obstructions in any front yard, and shall not be considered in the determination of property line setbacks or site coverage in any front yard:
 - i. lighting fixtures and lamp posts;
 - ii. patios and decks not more than 0.4 metres above grade;
 - iii. overhanging eaves and gutters projecting not more than 1.0 metre into a required front yard;
 - iv. canopies or balconies projecting not more than 1.8 metres into a required front yard; or
 - v. architectural features and chimneys projecting not more than 0.7 metres into a required front yard.
- c. The following shall not be considered to be obstructions in any front yard, and shall not be considered in the determination of property line setbacks:
 - i. patios and decks more than 0.4 metres above grade and projecting not more than 1.8 metres into a required front yard.
- d. The following shall not be considered to be obstructions in any rear yard and shall not be considered in the determination of property line setbacks or site coverage in any rear yard:
 - i. patios and decks measuring not more than 0.6 metres above grade provided they are located at least 3.0 metres from the rear site line on interior sites and 1.5 metres from the rear site line on corner sites;
 - ii. overhanging eaves and gutters, architectural features and chimneys projecting not more than 1.0 metre into a required rear yard;
 - iii. enclosed private swimming pools on interior sites when attached to the principal building projecting not more than 3.0 metres into a required rear yard; or
 - iv. laundry drying equipment, recreational equipment, and private swimming pools and tennis courts, which are open to the sky.
- e. The following shall not be considered to be obstructions in any rear yard and shall not be considered in the determination of property line setbacks:

- i. patios and decks measuring more than 0.6 metres above grade, projecting not more than 3.0 metres into a required rear yard, provided they are located at least 3.0 metres from the rear site line;
 - ii. canopies and balconies projecting not more than 3.0 metres into a required rear yard provided they are located at least 3.0 metres from the rear site line; or
 - iii. accessory buildings.
- f. The following shall not be considered to be obstructions in any side yard and shall not be considered in the determination of property line setbacks or site coverage in any side yard:
 - i. patios and decks not more than 0.6 metres in height above grade;
 - ii. architectural features, eaves and chimneys projecting not more than 0.5 metres into a required side yard;
 - iii. laundry drying equipment, recreational equipment and private swimming pools and tennis courts, which are open to the sky;
 - vi. air conditions or heating equipment for single unit dwellings; or
 - vii. notwithstanding subclause ii, eaves may project up to 0.75 metres into a required side yard where the required side yard is greater than 1.0 metre.
- g. The following shall not be considered to be obstructions in any side yard and shall not be considered in the determination of property line setbacks:
 - i. patios and decks more than 0.6 metres in height above grade and canopies and balconies, provided they do not project more than 1.8 metres into a required side yard or project no more than 25% into the width of a required side yard, whichever is less; or
 - ii. accessory buildings.

4.24 Sidewalk Cafes

Sidewalk Cafes may be permitted only from April 1st to October 31st in any year at the discretion of the Development Officer in association with an approved use as described in the High-Density Commercial District (C2) or the Vehicle Oriented Commercial District (C3). Sidewalk Cafes shall be regulated in accordance with the City of Moose Jaw Sidewalk Use for Extension of Business Policy.

4.27 Storage of Vehicles in Residential Areas

- a. No person shall park or store on any part of any site any commercial or industrial vehicle, with a gross vehicle weight (G.V.W.) exceeding 8,000kg, or a total length greater than 6.0m for longer than is reasonably necessary to load or unload the vehicle.

SECTION 5 – REQUIRED PARKING AND LOADING FACILITIES

5.1 Parking and Loading Spaces Required with Development

- e. When the calculation of parking requirements results in a fractional required parking space:
 - i. any fraction up to one-half shall be disregarded; and
 - ii. fractions including and over one-half shall be deemed to be equivalent to one space.

5.7 Fractional Spaces

If in determining the number of required parking spaces a fractional space is arrived at:

- a. any fraction up to one-half shall be disregarded; and
- b. fractions including and over one-half shall be deemed equivalent to one space.

5.8 Required Off Street Parking in Residential Districts

- 5.8.2** All multi-unit dwellings and non-residential principal buildings with a building floor area greater than 500m² shall provide one off-street loading space.

Table 5-3 Required Parking Spaces for Residential Districts	
Dwelling units in conjunction with or attached to any permitted use	1 space per dwelling unit plus 1 visitor space per 2 dwelling units; 0.5 spaces per dwelling unit for existing buildings in the C2HER (C2 Heritage) District; 1 space per dwelling unit for new buildings in the C2HER (C2 Heritage) District
Dwelling, Group	1 space per dwelling unit plus 1 visitors' space per 10 dwelling units or fraction thereof

5.10 Required Off Street Parking in Commercial Districts

5.10.2 All multi-unit dwellings and non-residential principal building with a building floor area greater than 500m² shall provide one off-street loading space.

Table 5-5 Required Parking Spaces for Commercial Districts	
Micro Brewery / Distillery	1 space per 100m ² of gross floor area No parking requirement in High Density Commercial District if less than 325m ² . For that portion in excess of 325m ² , 1 space per 100m ²
Dwelling, Group	1 space per dwelling unit plus 1 visitors' space per 10 dwelling units or fraction thereof
Private Clubs	1 space per 50m ² of floor area

SECTION 6 – RESIDENTIAL ZONING DISTRICTS

6.4 R1 LARGE LOT LOW DENSITY RESIDENTIAL DISTRICT

6.4.1 PURPOSE

The purpose of the R1 Large Lot Low Density Residential District is to provide for large lot residential development in the form of one-unit dwellings as well as complementary community uses.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.4.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
15	450	7.5	7.5 – or 25% of the site depth whichever is less	4.5	1.2 – or 10% of the site width whichever is less	11	40%

PERMITTED USES

- Accessory Buildings and Uses – refer to Section 4.2
- Dwellings, Manufactured, Type 1

- **Dwellings, One Unit**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding Houses**
- **Community Service/Institutional**
- **Convenience Stores (may include an accessory dwelling unit)**
- **Conversion of Single Detached Dwellings to Multiple Dwellings** – refer to Section 6.4.2.4
- **Cultural Institutions**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, Manufactured, Type 2**
- **Dwellings, Two Unit** – Re-constructing a building existing at the date of the passing of this Bylaw
- **Dwellings, Semi-Detached** – Re-constructing a building existing at the date of the passing of this Bylaw – refer to Section 6.4.2.1
- **Parking Areas**
- **Places of Worship**
- **Private Schools**
- **Residential Care Homes – Type 2** – refer to Section 4.

6.4.2 NOTES TO DEVELOPMENT STANDARDS

1. Site Frontage of 7.5m; Site Area of 225m²
2. Parking requirements found in Section 5
3. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.
4. Any dwelling existing prior to June 13, 1955 having a cubic content of not less than 850 cubic metres and located on a site having a site frontage of not less than 15 metres, may be converted into a multiple dwelling; subject to the Discretionary Use approval of City Council where the following conditions shall apply:

- a) The area of land occupied by the building is not increased except to furnish any extra entrance or exit necessary for such conversion.
 - b) A maximum of four (4) suites shall be permitted for such conversion of any single dwelling unit.
5. For properties with existing dwellings, minimum lot size and frontage standards will not apply in cases where property lines are being adjusted. In these cases, the property lines shall be configured in such a way to maximize conformity with the Zoning Bylaw and National Building Code.

6.5 R1A LOW DENSITY RESIDENTIAL DISTRICT

6.5.1 PURPOSE

The purpose of the R1A Low Density Residential District is to provide for residential development in the form of one-unit dwellings as well as complementary community uses

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.5.2)							
Site Frontage	Site Area (m²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
12	360	6	7.5	4.5	0.75	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Dwellings, Manufactured, Type 1**
- **Dwellings, One Unit Detached**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3

- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding Houses** – refer to Section 4.4
- **Community Service/Institutional**
- **Convenience Stores (may include an accessory dwelling unit)**
- **Cultural Institutions**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit** – refer to Section 6.5.2.1
- **Dwellings, Manufactured, Type 2** – refer to Section 6.5.2.1
- **Dwellings, Two Unit**
- **Parking Areas**
- **Places of Worship**
- **Private Schools**
- **Secondary Suites – Type 2** – refer to Section 4.23
- **Residential Care Homes – Type 2** – refer to Section 4.8

6.5.2 NOTES TO DEVELOPMENT STANDARDS

1. Site Frontage of 7.5m; Site Area of 225m²
2. Parking requirements found in Section 5
3. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.

6.6 R1B SMALL LOT LOW DENSITY RESIDENTIAL DISTRICT

6.6.1 PURPOSE

The purpose of the R1B Small Lot Low Density Residential District is to provide for small lot residential development in the form of one-unit dwellings as well as complementary community uses.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.6.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
7.5	225	3	7.5	4.5	0.75	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Dwellings, Manufactured, Type 1**

- **Dwellings, One Unit Detached**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding Houses** – refer to Section 4.4
- **Community Service/Institutional**
- **Convenience Stores (may include an accessory dwelling unit)**
- **Cultural Institutions**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Parking Areas**
- **Places of Worship**
- **Private Schools**
- **Secondary Suites – Type 2** – refer to Section 4.23
- **Residential Care Homes – Type 2** – refer to Section 4.8

6.6.2 NOTES TO DEVELOPMENT STANDARDS

1. Parking requirements found in Section 5
2. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.
3. In the case of a rear lane being provided no parking or vehicular access will be allowed in the front yard, except for Lot 17, Block 111, Plan 102145137; Lot 35, Block 105, Plan 102145137; and Lots 36-44, Block 105, Plan 102174432.
4. Lot 17, Block 111, Plan 102145137; and Lots 36-44, Block 105, Plan 102174432 shall have a minimum 6.0 metre front yard setback.

6.7 R2 MEDIUM DENSITY RESIDENTIAL DISTRICT

6.7.1 PURPOSE

The purpose of the R2 Medium Density Residential District is to provide for residential development in the form of medium density dwellings as well as complementary community uses.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.7.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
7.5	225	6	7.5 – or 25% of site depth whichever is less	4.5	0.75 – or 10% of site width whichever is less	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Boarding Houses**
- **Dwellings, Groups** – refer to Sections 6.7.2.1 and 6.7.2.2
- **Dwellings, Manufactured, Type 1**
- **Dwellings, Multiple** – refer to Sections 6.7.2.1 and 6.7.2.2
- **Dwellings, One Unit**
- **Dwellings, Semi-Detached**
- **Dwellings, Townhouses** – refer to Sections 6.7.2.1 and 6.7.2.2
- **Dwellings, Two Unit** – refer to Section 6.7.2.2
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Keeping of two boarders in each unit of a TUD or SDD**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Community Service/Institutional**
- **Custodial Care Homes – Type 1** – refer to Sections 4.8
- **Custodial Care Homes – Type 2** – refer to Sections 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, Manufactured, Type 2**
- **Parking Areas**
- **Places of Worship**
- **Private Schools**

- **Secondary Suites – Type 2** – refer to Section 4.23
- **Supportive Housing** – refer to Section 6.7.2.2
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Existing Monument Sales Facility authorized by Bylaw 4101 The most northerly one-half (1/2) in perpendicular width throughout of Lot 7, Block 2, Registered Plan Old No. 96**
- **Existing Monument Sales Facility authorized by Bylaw 4939 Lot 6, Block 3, Registered Plan Old No. 96**

6.7.2 NOTES TO DEVELOPMENT STANDARDS

1. For multiple unit dwellings and townhouses, in dwelling groups, there shall not be more than 9 units side by side.
2. No side yards are required for interior units, which are connected by a common wall or in between buildings situated on one site.
3. For Lots 1 – 28, Block 14 and Lots 15 – 37, Block 15, Westheath, Plan 78MJ08458:
 - a) The front yard setback is 3.0 m;
 - b) No front access garages or driveways will be permitted however a double wide rear access garage pad is required at the time of house construction:
 - i. The garage pad must be poured concrete;
 - ii. The minimum size for the double wide garage pad is 20' x 20' (width may be adjusted based on utility location);
 - iii. Rear detached garages should be consistent with the house in style, finish and colour;
 - iv. Garages and garage pads may not be constructed over any underground utilities.
4. Parking requirements found in Section 5.
5. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.

6.8 R3 HIGH DENSITY RESIDENTIAL DISTRICT

6.8.1 PURPOSE

The purpose of the R3 High Density Residential District is to provide for a variety of developments including those of a high-density form, as well as complementary community uses.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.8.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
7.5	225	6	7.5 – or 25% of site depth whichever is less	4.5	1.2 – or 10% of site width whichever is less	15	40%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding House**
- **Boarding Apartment**
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Dwellings, Groups** – refer to Section 6.8.2.4
- **Dwellings, Multiple Unit** – refer to Section 6.8.2.1
- **Dwellings, Semi-Detached** – refer to Section 6.8.2.5
- **Dwellings, Townhouses** – refer to Sections 6.8.2.3 and 6.8.2.4
- **Dwellings, Two Unit**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Keeping of two boarders in each unit**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23
- **Supportive Housing** – refer to Section 6.8.2.3

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Community Service/Institutional**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Custodial Care Homes – Type 3** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit**

- **Dwellings, Manufactured, Type 1**
- **Funeral Homes**
- **Medical Clinics**
- **Parking Areas**
- **Personal Service Establishments**
- **Places of Worship**
- **Private Schools**
- **Secondary Suites – Type 2 – refer to Sections 4.23**
- **Residential Care Homes – Type 3 – refer to Sections 4.8**
- **Crematorium, Chapel and Columbarium in Conjunction with the Existing Funeral Home on Lot 6, Block 39, Plan 85MJ06134**

6.8.2 NOTES TO DEVELOPMENT STANDARDS

1. Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck. The total site coverage shall not exceed 70% for rectangular sites or 60% for corner sites.
2. A side yard of not less than 1.5m in width throughout and a rear yard of not less than 3m in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
3. In the case of a rear lane being provided no parking or vehicular access will be allowed in the front yard.
4. No side yards are required for interior units, which are connected by a common wall or in between buildings situated on one site.
5. Parking requirements found in Section 5
6. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1

6.9 R4 CORE MIXED RESIDENTIAL DISTRICT

6.9.1 PURPOSE

The purpose of the R4 Core Mixed Residential District is to provide the opportunity for commercial and residential developments to co-exist in a non-intrusive fashion.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.9.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
15	450	7.5	7.5 – or 25% of site depth whichever is less	4.5	1.2 – or 10% of site width whichever is less	45	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding Apartment**
- **Boarding House**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Custodial Care Homes – Type 3** – refer to Section 4.8
- **Dwellings, Group** – refer to Sections 6.9.2.1 and 6.9.2.2
- **Dwellings, Multiple Unit** – refer to Section 6.9.2.2
- **Dwellings, Townhouse** – refer to Sections 6.9.2.4 and 6.9.2.5
- **Dwellings, Units** – refer to Section 6.9.2.3
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Keeping of two boarders in each unit**
- **Medical Clinics**
- **Offices**
- **Outdoor Recreation Facilities**
- **Personal Service Establishments**
- **Public Parks**
- **Restaurants**
- **Retail Stores**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Residential Care Homes – Type 3** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23
- **Supportive Housing**

DISCRETIONARY USES

- **Community Service/Institutional**
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit** – refer to Section 6.9.2.2
- **Dwellings, Manufactured, Type 1** – refer to Section 6.9.2.2
- **Dwellings, Two Unit** – refer to Section 6.9.2.2
- **Dwellings, Semi Detached** – refer to Section 6.9.2.6
- **Funeral Homes**
- **Hotels**
- **Licensed Facility**
- **Parking Areas**
- **Places of Worship**
- **Private Schools**
- **Secondary Suites – Type 2** – refer to Sections 4.23

6.9.2 NOTES TO DEVELOPMENT STANDARDS

1. Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck. The total site coverage shall not exceed 70% for rectangular sites or 60% for corner sites.
2. A side yard of not less than 1.5m in width throughout and a rear yard of not less than 3m in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
3. Permitted in conjunction with any permitted or approved discretionary use and located in the same building.
4. In the case of a rear lane being provided no parking or vehicular access will be allowed in the front yard
5. No side yards are required for interior lane units, which are connected by a common wall or in between buildings situated on one site.
6. Site Frontage of 7.5m; Site Area of 225m²; Front Yard of 6m
7. Parking requirements found in Section 5
8. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1

6.10 R5 ACREAGE RESIDENTIAL DISTRICT

6.10.1 PURPOSE

The purpose of the R5 Acreage Residential District is to provide for residential acreages without permitting an intensity of development which would require the provision of urban facilities and services.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.10.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
45	8000	7.5	7.5	4.5	1.2	15	17%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Boarding Houses** – refer to Sections 6.10.2.1 and 6.10.2.2
- **Dwellings, Manufactured, Type 1** – refer to Section 6.10.2.1 and 6.10.2.2
- **Dwellings, One Unit** – refer to Sections 6.10.2.1 and 6.10.2.2
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, Manufactured, Type 2** – refer to Sections 6.10.2.1 and 6.10.2.2
- **Kennel, Boarding or Breeding** – refer to Section 4.17
- **Places of Worship** – refer to Section 6.10.2.3
- **Secondary Suites** – refer to Sections 4.23

6.10.2 NOTES TO DEVELOPMENT STANDARDS

1. Maximum front yard of 30m, except for lots fronting Caribou St W. which shall have a maximum of 55m

2. Rear Yard Interior Site – 60% of site depth except lots fronting on Caribou St W which shall be 25% of the site depth
3. Site Coverage of 50%
4. Parking requirements found in Section 5
5. In some cases, an established building line on front and side site lines has been established – Refer to Section 3.9.1.

6.11 R6 MOBILE AND MANUFACTURED RESIDENTIAL DISTRICT

6.11.1 PURPOSE

The purpose of this district is to ensure the development of Mobile Home subdivisions in an environment appropriate for residential use.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.11.2)							
Site Frontage	Site Area (m²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
12	375	3	1.5	1.5 – where there is no rear lane the minimum shall be 3m	1.5	4.5	40%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Dwellings, Manufactured, Type 1 and Type 2**
- **Dwellings, One Unit**
- **Dwelling, Mobile Home**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Keeping of up to five boarders per unit**
- **Outdoor Recreation Facilities**
- **Public Parks**

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Community Service/Institutional**
- **Convenience Stores**
- **Day Care Centres/Pre-Schools** – refer to Section 4.9

- **Mobile Home Parks** – refer to Section 4.18
- **Personal Service Establishments**
- **Places of Worship**

6.11.2 NOTES TO DEVELOPMENT STANDARDS

1. Parking requirements found in Section 5
2. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.

6.12 R7 CITY FRINGE RESIDENTIAL DISTRICT

6.12.1 PURPOSE

The purpose of the R7 City Fringe Residential District is to provide an area for clustered residential development, which requires urban facilities and services especially piped water and communal sewage disposal (which may involve actual City sewer connections).

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 6.12.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Maximum Site Coverage
15	1,116	7.5	3	3	3 – or 10% of site width whichever is less	15	40%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Boarding Houses**
- **Dwellings, Manufactured, Type 1**
- **Dwellings, One Unit**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Keeping of up to two boarders per unit**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, Group** – refer to Sections 6.12.2.1, 6.12.2.2, 6.12.2.3, and 6.12.2.4
- **Dwellings, Townhouses** – refer to Sections 6.12.2.1, 6.12.2.2, 6.12.2.3, and 6.12.2.4
- **Dwellings, Semi-Detached** – refer to Section 6.12.2.5
- **Places of Worship**
- **Secondary Suites**
- **Residential Care Homes – Type 2** – refer to Section 4.8

6.12.2 NOTES TO DEVELOPMENT STANDARDS

1. Side yard of 1.5m or one-half the building height whichever is greater
2. For townhouses, in dwelling groups, there shall not be more than 8 units side by side.
3. No side yards are required for interior units which are connected by a common wall.
4. In any single clustered development approved in this District, a maximum density of no more than 20% shall be allowed for Group or Townhouse Dwellings.
5. Site Frontage of 12m; Site Area of 360m²
6. Parking requirements found in Section 5
7. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1.

SECTION 7 – COMMERCIAL ZONING DISTRICT AND REGULATIONS

7.1 C1 NEIGHBOURHOOD COMMERCIAL DISTRICT

7.1.1 PURPOSE

The purpose of the C1 Neighbourhood Commercial District is to provide an area that permits commercial uses at a neighbourhood scale that will serve the daily needs of the residents of the district.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.1.2)								
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
15	450	7.5	7.5	4.5	1.2	35	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Convenience Stores**
- **Home Occupations** – refer to Section 4.14
- **Offices**
- **One dwelling unit in conjunction with any permitted use, and located in the same building or attached to any permitted use**
- **Personal Service Establishments**
- **Restaurants** – refer to Section 7.1.2.1

DISCRETIONARY USES

- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dry Cleaners**
- **Dwellings, One Unit**
- **Fast Food Outlets**
- **Gas Bars**
- **Licensed Facilities in conjunction with and attached to a restaurant** – refer to Sections 7.1.2.2, and 7.1.2.4
- **Medical Clinics**
- **Minor Shopping Centres**
- **Motels**
- **Parking Areas**
- **Pet Grooming & Training**
- **Places of Worship**
- **Private Schools**
- **Retail Stores**
- **Service Stations**
- **Vehicle Rentals, Sales and Service Centres**
- **Existing Radio/Television Studios authorized by Bylaw No. 4932 (Parcel A, Sunningdale Subdivision)**

7.1.2 NOTES TO DEVELOPMENT STANDARDS

1. A maximum of 50 seats is allowed.
2. The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres.
3. Where a C1 District abuts any R District without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R District.
4. Parking requirements found in Section 5.

7.2 C1B MIXED USE NEIGHBOURHOOD COMMERCIAL DISTRICT

7.2.1 PURPOSE

The purpose of the C1B Mixed Use Neighbourhood Commercial District is to provide an area that permits mixed use development which may include a limited range of commercial and institutional, and medium density residential uses that are generally compatible with residential land uses and are intended to serve convenience needs of residents within that neighbourhood

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.2.2)								
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
7.5	225	0	7.5	4.5	0	-	14	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Art Galleries**
- **Bakeries**
- **Convenience Stores**
- **Dry Cleaners**
- **Dwelling units or multiple dwelling units in conjunction with and attached to any other permitted use** – refer to Section 7.2.2.1
- **Financial Institutions**
- **Home Occupations** – refer to Section 4.14
- **Medical Clinics**
- **Minor Shopping Centres**
- **Offices**
- **Personal Service Establishments**
- **Pet Grooming**
- **Photography Studios**
- **Retail Stores** – refer to Section 7.2.2.2
- **Restaurants** – refer to Section 7.2.2.2
- **Veterinary Clinics – Type 1**

DISCRETIONARY USES

- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Licensed Facilities in conjunction with and attached to a restaurant** – refer to Sections 7.2.2.2
- **Private Schools**

7.2.2 NOTES TO DEVELOPMENT STANDARDS

1. Dwelling units or multiple dwelling units shall not be located at grade.
2. The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres.
3. Where a C1B District abuts any R District without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R District.
4. Parking requirements found in Section 5.

7.3 C2 HIGH DENSITY COMMERCIAL DISTRICT

7.3.1 PURPOSE

The purpose of the C2 High Density Commercial District is to provide an area with a wide range of commercial, institutional and residential uses in high-density form.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.3.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
7.5	230	0	0	0	55	45	100%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Boarding Apartments**
- **Boarding Houses**
- **Bus Terminals**
- **Casinos**
- **Cannabis Retail Store** – refer to Section 4.30
- **Carnivals** – refer to Section 4.6
- **Catering Kitchens**
- **Commercial/Institutional Recreation Establishments**
- **Community Service/Institutional**
- **Convenience Store**
- **Cultural Institutions**
- **Dry Cleaners**
- **Dwellings, Groups** – refer to Section 7.3.2.1
- **Dwellings, Multiple Unit** – refer to Section 7.3.2.1
- **Dwellings, Units** – refer to Sections 7.3.2.1 and 7.3.2.2

- **Entertainment Establishments**
- **Financial Institutions**
- **Funeral Homes**
- **Grocery Stores**
- **Home Occupations** – refer to Section 4.14
- **Hotels**
- **Licensed Facility**
- **Major Shopping Centres**
- **Medical Clinics**
- **Medical, Dental, Optical Laboratories**
- **Minor Shopping Centres**
- **Motels**
- **Municipal Facilities**
- **Night Clubs**
- **Offices**
- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Personal Service Establishments**
- **Pet Grooming & Training**
- **Photography Studios**
- **Places of Worship**
- **Police Stations and Fire Halls**
- **Post Offices**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Radio and Television Studios**
- **Recycling Collection Depots**
- **Restaurants**
- **Retail Stores**
- **Theatres**
- **Supportive Housing** – refer to Section 7.3.2.1

DISCRETIONARY USES

- **Auction Centres**
- **Car/Truck Wash Establishments**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit** – refer to Sections 7.3.2.1 and 7.3.2.4
- **Dwellings, Two Unit** – refer to Sections 7.3.2.1 and 7.3.2.4
- **Micro Breweries/Distilleries**
- **Private Clubs**
- **Private Schools**

- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Service Stations and Gas Bars**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

7.3.2 NOTES TO DEVELOPMENT STANDARDS

1. For residential uses in this District, a rear yard shall be provided of not less than 7.5m in depth for interior sites or less than 4.5m in depth for corner sites.
2. Permitted in conjunction with any permitted or approved discretionary use and located in the same building.
3. If a side yard is provided, it shall be 1.2m.
4. Side yard of 1.2m or 10% of the site width, whichever is less.
5. Parking requirements found in Section 5

7.4 C3 VEHICLE-ORIENTED COMMERCIAL DISTRICT

7.4.1 PURPOSE

The purpose of the C3 Vehicle-Oriented Commercial District is to provide an area with a wide range of commercial uses that serve automobile-oriented customers.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.4.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
30	960	6	7.5	3	95	15	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Cannabis Retail Store** – refer to Section 4.30
- **Cannabis Production Facility** – refer to Sections 4.30 and 7.4.2.6
- **Car/Truck Washing Establishments**
- **Carnivals** – refer to Section 4.6
- **Catering Halls and Kitchens**
- **Commercial/Institutional Recreation Establishments**
- **Community Service/Institutional**
- **Convenience Store**

- **Cultural Institutions**
- **Entertainment Establishments**
- **Financial Institutions**
- **Grocery Stores**
- **Hotels**
- **Major Shopping Centres** – refer to Section 7.4.2.2
- **Medical Clinics**
- **Medical, Dental, Optical Laboratories**
- **Minor Shopping Centres** – refer to Section 7.4.2.2
- **Motels**
- **Municipal Facilities**
- **Offices**
- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Personal Service Establishments**
- **Photography Studios**
- **Police Stations and Fire Halls**
- **Post Offices**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Recycling Collection Depots**
- **Restaurants**
- **Retail Stores**
- **Service Stations and Gas Bars**
- **Theatres**
- **Vehicle Rentals, Sales and Service Centres**

DISCRETIONARY USES

- **Adult Day Care Centres** – refer to Section 4.3
- **Amusement Parks**
- **Auction Centres**
- **Autobody Shops**
- **Building Supply Establishments**
- **Bus Terminals**
- **Contractor's Offices and Yards**
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit** – refer to Section 7.4.2.3
- **Existing Junk, Salvage, Auto Wrecking Yard (Lot 9, Block 268, Plan 61MJ02787)** – refer to Section 4.16
- **Farm Supply Stores**
- **Fertilizer Supply Plants**
- **Funeral Homes**
- **Industrial, Light** – refer to Section 7.4.2.4

- **Indoor Storage Rental Facilities**
- **Licensed Facility**
- **Micro Breweries/Distilleries**
- **Mobile Home Parks** – refer to Section 4.18
- **Night Clubs**
- **Pet Grooming & Training**
- **Petroleum Storage and Distributing Stations**
- **Places of Worship**
- **Plumbing/Electrical Supplies and Service**
- **Private Clubs**
- **Radio and Television Stations**
- **Trailer and Tourist Camps**
- **Truck Terminals and Warehousing**
- **Veterinary Clinics – Type 1**

7.4.2 NOTES TO DEVELOPMENT STANDARDS

1. Accessory Buildings and Uses are subject to the following provisions:
 - a. No accessory building shall be located closer than 1.5m to any side or rear property line if the site is located adjacent to a residential district without the intervention of a street or lane.
 - b. No accessory building erected on a corner site shall be nearer than 1.5m to the flanking street or lane.
2. The uses contained in Shopping Centres (Major and Minor) shall be limited to the Permitted and approved Discretionary Uses allowed in this District.
3. One-unit dwellings accessory to the principle use of the site.
4. A light or heavy industrial use that:
 - a. Abuts a Residential, Commercial, or Community Service/Institutional District or lots without the intervention of a street or lane, shall have an abutting side yard of not less than 3m in width.
 - b. Is on a corner site where the side yard adjoins the street, shall have a side yard setback of not less than 1.5m.
5. Cannabis Production Facilities are permitted in the C3 District only within Grayson Business Park, legally defined as:
 - Blocks 1-5, Plan 81MJ083260
 - Blocks 3,5, & 8, Plan 102005367
 - Lot 9, Block 6, Plan 99MJ13140
 - Lot 3, Block 7, Plan 101237981
 - Lot 17A, Block 4, Plan 101943402
 - Lot 13A, Block 4, Plan 102110184

- Lot A, Block 6, Plan 101161718
- Lot 15A, Block 3, Plan 102083060
- Lot 6, Block 7, Plan 101871255
- Lot A, Block 4, Plan 00MJ10193
- Lot 7, Block 4, Plan 101161729
- Lot 29, Block 3, Plan 102089583
- Lot 4&5, Block 1, Plan 84MJ02724
- Lot 8A, Block 5, Plan 101950646
- Lot 5, Block 7, Plan 101871255

6. Parking requirements found in Section 5

SECTION 8 – INDUSTRIAL ZONING DISTRICTS AND REGULATIONS

8.1 M1 LIGHT INDUSTRIAL DISTRICT

8.1.1 PURPOSE

The purpose of the Light Industrial District is to provide for a wide variety of industrial and manufacturing uses, with some associated commercial and service establishments that are generally related to the central business district. These uses shall not include industries that may be offensive or objectionable by reason of noise, smell or other forms of pollution.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.1.2)								
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard Interior Site	Side Yard Corner Site	Minimum Building Floor Area (m²)	Maximum Building Height	Maximum Site Coverage
15	450	0	7.5	1.2	1.5	55	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2 and 8.1.2.3
- **Auction Centres**
- **Autobody Shops**
- **Butcher Shops**
- **Contractor's Offices and Yards**
- **Dry Cleaners**
- **Fabrication and Welding Shops**
- **Funeral Homes**

- **Light Industrial Uses (including Industrial Complexes)** – refer to Section 8.1.2.2
- **Medical, Dental, Optical Laboratories**
- **Offices**
- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Personal Service Establishments**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Recycling Collection Depots**
- **Radio/Television Studios**
- **Restaurants**
- **Service Stations and Gas Bars**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

DISCRETIONARY USES

- **Building Supply Establishments**
- **Car/Truck Washing Establishments**
- **Community Service/Institutional**
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Farm Supply Stores**
- **Food Processing (Heavy Industrial)** – refer to Section 8.1.2.2
- **Greenhouses**
- **Indoor Storage Rental Facilities**
- **Licensed Facilities in conjunction with and attached to a restaurant**
- **Machinery/Equipment Storage**
- **Machine Shops**
- **Micro Breweries/Distilleries**
- **Pet Grooming & Training**
- **Petroleum Storage and Distributing Stations**
- **Places of Worship**
- **Private Clubs**
- **Retail Stores**
- **Truck Terminals and Warehousing**

8.1.2 NOTES TO DEVELOPMENT STANDARDS

1. Where a light or heavy industrial use abuts a residential, commercial or community service/institutional district without the intervention of a street or lane, an abutting side yard shall be provided of not less than 3m in width.
2. For Light and Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use

conflict and to protect the health, safety and general welfare of the inhabitants of the City. Except for activities such as packing, loading or outdoor storage, the development shall not be apparent outside the principle or accessory enclosed buildings on the site.

3. Accessory Buildings and Uses are subject to the following provisions:
 - a. No accessory building shall be located closer than 1.5m to any side or rear property line if the site is located adjacent to a residential district without the intervention of a street or lane.
 - b. No accessory building erected on a corner site shall be nearer than 1.5m to the flanking street or lane.
4. Parking requirements found in Section 5

8.2 M2 HEAVY INDUSTRIAL DISTRICT

8.2.1 PURPOSE

The purpose of the M2 Heavy Industrial District is to provide for large scale and major industrial uses that may have large land requirements and may produce noise, smell or other forms of pollution.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.2.3)							
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Side Yard abutting other Districts	Maximum Building Height	Maximum Site Coverage
30	930	9	7.5	1.5	3	45	60%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2 and 8.2.3.2
- **Ambulance Stations**
- **Autobody Shops**
- **Breweries, Wineries, and Distilleries**
- **Building Supply Establishments**
- **Butcher Shops**
- **Cannabis Production Facility**
- **Car/Truck Washing Establishments**
- **Contractor's Offices and Yards**
- **Commercial/Institutional Recreation Establishments**

- **Equipment Sales and Service**
- **Fabrication and Welding Shops**
- **Farm Supply Stores**
- **Furniture Stores**
- **General Warehousing and Wholesale Vending Facilities**
- **Greenhouses**
- **Heavy Industrial Uses (including Industrial Complexes) – refer to Section 8.2.3.1**
- **Indoor Storage Rental Facilities**
- **Kennels, Breeding or Boarding**
- **Machinery Equipment/Storage**
- **Municipal Facilities**
- **Offices**
- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Pet Grooming & Training**
- **Personal Service Establishments**
- **Plumbing or Electrical Sales/Service**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Recycling Collection Depots**
- **Restaurants**
- **Service Stations and Gas Bars**
- **Taxi Depots**
- **Truck Terminals/Warehousing**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

DISCRETIONARY USES

- **Abattoirs / Slaughterhouses**
- **Adult Entertainment Establishments**
- **Fertilizer Storage Facility**
- **Grain Terminals**
- **Municipal Sanitary Landfills**
- **Junk, Salvage, Auto Wrecking Yards – refer to Section 4.16**
- **Outdoor Storage**
- **Petroleum Storage and Distribution Stations**

PROHIBITED USES

The following list shows the legal land descriptions of all existing Intensive Livestock Operations in this District. These are all classed as Prohibited Uses in this Bylaw.

1. Portion of Parcel B, Plan No. C.E. 2991 Ext. 1, civically known as 2750 River Street West.
2. Parcel C, Plan No. 87MJ16754, civically known as 2855 Britannia Rd.

8.2.2 SPECIAL REGULATIONS FOR EXISTING PROHIBITED USES

Normal Maintenance and upkeep of existing ILO buildings (includes all structures) within this District will be permitted, however no expansion or structural alteration of existing buildings (principal and accessory) will be permitted except as provided in Sections 92-96 of the Act.

8.2.3 NOTES TO DEVELOPMENT STANDARDS

1. For Light and Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use conflict and to protect the health, safety and general welfare of the inhabitants of the City. Except for activities such as packing, loading or outdoor storage, the development shall not be apparent outside the principle or accessory enclosed buildings on the site.
2. Accessory Buildings and Uses are subject to the following provisions:
 - a. No accessory building shall be located closer than 1.5m to any side or rear property line if the site is located adjacent to a residential district without the intervention of a street or lane.
 - b. No accessory building erected on a corner site shall be nearer than 1.5m to the flanking street or lane.
3. Parking requirements found in Section 5

8.3 M3 MIXED USE BUSINESS PARK INDUSTRIAL DISTRICT

8.3.1 PURPOSE

The purpose of the M3 Mixed Use Business Park District is to provide an area for business and light industrial users that are seeking a high quality comprehensively planned environment.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.3.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Side Yard abutting other Districts	Maximum Building Height	Maximum Site Coverage
30	930	9	7.5	1.5	3	11	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2 and 8.3.2.3
- **Autobody Shops**
- **Building Supply Establishments**
- **Contractor's Offices and Yards**
- **Commercial/Institutional Recreation Establishments**
- **Educational Institutions**
- **Entertainment Establishments**
- **Financial Institutions**
- **General Warehousing and Wholesale Vending Facilities**
- **Greenhouses**
- **Indoor Storage Rental Facilities**
- **Light Industrial Uses** – refer to Section 8.3.2.4
- **Medical Clinics**
- **Offices**
- **Outdoor Recreation Facilities**
- **Personal Service Establishments**
- **Plumbing or Electrical Sales/Service**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Private Schools**
- **Radio and Television Studios**
- **Restaurants and Licensed Facilities** – refer to Section 8.3.2.2
- **Service Stations and Gas Bars**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics** – Type 1 or Type 2
- **Welding and Fabrication Shops**

DISCRETIONARY USES

- **Car/Truck Washing Establishments**
- **Day Care and Pre-Schools**
- **Farm Supply Stores**

- **Grain Terminals**
- **Heavy Industrial Uses** – refer to Section 8.3.2.3
- **Hotels**
- **Motels**
- **Outdoor Storage** – refer Section 4.20
- **Private Clubs**
- **Retail Sales** – refer Sections 8.3.2.1

8.3.2 NOTES TO DEVELOPMENT STANDARDS

1. Retail Sales as Discretionary Uses:
 - a. shall be limited to products manufactured or assembled on site;
 - b. shall not occupy more than 10% of the gross floor area of the principal building.
2. The maximum floor area for a restaurant and licensed facility shall not exceed 200m².
 - a. The floor area of a licensed facility shall not exceed 50% of the floor area of an adjoining restaurant.
3. For Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to prevent land use conflict and protect the health, safety and general welfare of the inhabitants of the City, due to the negative visual impact of the site or the noise, glare, heat, dust, odour, risk of fire, explosion or toxic substances which would result from the use. Except for activities such as packing, loading or outdoor storage, the development shall not be apparent outside the principal or accessory enclosed buildings on the site.
4. For Light Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use conflict and to protect the health, safety and general welfare of the inhabitants of the City.
5. Parking requirements found in Section 5

8.4 M4 ENVIRONMENTAL LOW SERVICE INDUSTRIAL DISTRICT

8.4.1 PURPOSE

The purpose of the M4 Environmental Low Service Industrial District is to provide an area, which will include industrial activities that do not require full city services, or they handle environmentally sensitive or dangerous goods.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.4.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Side Yard abutting other Districts	Maximum Building Height	Maximum Site Coverage
30	930	9	7.5	1.5	3	45	50%

PERMITTED USES

- **Accessory Buildings and Uses including Offices** – refer to Sections 4.2
- **Building Supply Establishments**
- **Cannabis Production Facility**
- **Commercial/Institutional Recreation Establishments**
- **Contractor's Offices and Yards**
- **Farm Supply Stores**
- **Equipment Sales and Service Establishments**
- **Grain Terminals**
- **Indoor Storage Rental Facilities**
- **Light Industrial Uses** – refer to Section 8.4.2.2
- **Machinery and Equipment Storage**
- **Outdoor Storage** – refer to Section 4.20
- **Truck Terminals & Warehousing**
- **Vehicle Rentals, Sales and Service Centres**

DISCRETIONARY USES

- **Auction Centres**
- **Heavy Industrial Uses** – refer to Section 8.4.2.1
- **Junk, Salvage and Auto Wrecking Yards** – refer to Section 4.16
- **Light Industrial Uses** – refer to Section 8.4.2.1
- **Outdoor Recreation Facilities**
- **Photography Studios**
- **Public Parks**
- **Recycling Collection Depots**
- **Service Stations and Gas Bars**
- **Welding and Fabrication Shops**

8.4.2 NOTES TO DEVELOPMENT STANDARDS

1. For Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to prevent land use conflict and protect the health, safety and general welfare of the inhabitants of the City, due to the negative visual impact of the site or the noise, glare, heat, dust, odour, risk of fire, explosion or toxic

substances which would result from the use. Except for activities such as packing, loading or outdoor storage, the development shall not be apparent outside the principal or accessory enclosed buildings on the site.

2. For Light Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use conflict and to protect the health, safety and general welfare of the inhabitants of the City.
3. Parking requirements found in Section 5

8.5 RR RAILROAD DISTRICT

8.5.1 PURPOSE

The purpose of the RR Railroad District is to provide an area for uses related to the operation of a railway, railway yards and rail passenger and freight terminals. The City of Moose Jaw does not regulate development associated with CN Rail or CP Rail.

SECTION 9 – COMMUNITY SERVICE/INSTITUTIONAL DISTRICT AND REGULATIONS

9.1 CS COMMUNITY SERVICE/INSTITUTIONAL DISTRICT

9.1.1 PURPOSE

The purpose of the Community Service/Institutional District is to provide for a wide range of Institutional and Community activities, as well as limited residential uses on land with physical or servicing constraints or which is in other strategic areas.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 9.1.2)						
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Maximum Building Height	Maximum Site Coverage
30	930	7.5	7.5	3 – or 10% of site width whichever is less	15	50%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2
- **Ambulance Stations**
- **Carnivals** – refer to Section 4.6
- **Cultural Institutions**
- **Day Care/Pre-Schools**
- **Educational Institution**
- **Elementary Schools**
- **Family Day Care Homes**
- **Fire Halls**
- **High Schools**
- **Home Occupations**
- **Hospitals**
- **Medical Clinics**
- **Municipal Buildings**
- **Outdoor Recreation Facilities**
- **Places of Worship**
- **Police Stations**
- **Private Schools**
- **Public Parks**
- **Secondary Suites** – refer to Section 4.23
- **Tourist Information Centres**

DISCRETIONARY USES

- **Adult Day Care** – refer to Section 4.3
- **Amusement Parks**
- **Bed & Breakfast Homes** – refer to Section 4.4
- **Boarding Houses**
- **Boarding Apartments**
- **Custodial Care Homes** – Types 1, 2, or 3
- **Dwellings, One Unit**
- **Dwellings, Manufactured, Types 1 or 2**
- **Exhibition Grounds**
- **Funeral Homes**
- **Golf Courses**
- **Greenhouses**
- **Offices**
- **Personal Service Establishments**
- **Residential Care Home** – Type 1, 2, or 3

9.1.2 NOTES TO DEVELOPMENT STANDARDS

1. Parking requirements found in Section 5.

SECTION 10 – OTHER ZONING DISTRICTS AND REGULATIONS

10.1 FW – FLOODWAY AND SLUMP CONTROL REGULATIONS

10.1.1 FLOODWAY ZONING DISTRICT PURPOSE

To regulate development in areas exposed to excessive flood hazards to minimize the hazard to persons and property.

10.1.2 PERMITTED, DISCRETIONARY AND PROHIBITED USES AND MINIMUM DEVELOPMENT STANDARDS

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 9.1.2)						
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Maximum Building Height	Maximum Site Coverage
N/A	N/A	7.5	7.5	3	6	N/A

PERMITTED USES

- **Agricultural Uses**
- **Greenhouses**
- **Home Occupations in Legally Non-Conforming Existing, Prohibited One Unit Dwellings listed in this District – refer to Section 4.14**
- **Market Gardens**
- **Outdoor Recreation Facilities**
- **Public Parks**

DISCRETIONARY USES

- **Accessory Buildings and Uses – refer to Sections 4.2**
- **Campground, Trailer and Tourist Camp**

PROHIBITED USES

The following list shows the legal land descriptions of all existing single detached dwellings in FW Floodway Zone. These are all classed as Prohibited Uses in this Bylaw.

- 1) Lots One (1) and Two (2), Block Six (6), Registered Plan No. R.1941.
- 2) Lot Three (3) exc. West 2', Block One (1), Registered Plan No. CX 33.
- 3) Lot Eleven (11), Block Eight (8), Registered Plan No. CX 33.
- 4) Lot Two (2), Block Two, Registered Plan No. CX 33.

- 5) Lots Three (3) and Four (4), Block Two (2), Registered Plan No. CX 33.
- 6) West part of Lot Eight (8), Block (7), Registered Plan No. CX 33.
- 7) Lots Five (5) and Six (6), Block Eighteen (18), Registered Plan No. CX 126.
- 8) Lots Four (4) and part of Lot Five (5), Block Three (3), Registered Plan No. CX 33.
- 9) Lots Seven (7), Eight (8) and Nine (9), Block Three (3), Registered Plan No. CX 33.
- 10) Lots Thirty-Seven (37) and Thirty-Eight (38), Block Thirty-Two (32), Registered Plan No. N. 4537.
- 11) Lot Thirteen (13) exc. North 10', Lot Fourteen (14), Block Thirty-One (31), Lynbrook Heights, Registered Plan No. N. 4537.
- 12) Portion of the North West Quarter Section Thirty-Five (35), Township Sixteen (16), Range Twenty-Six (26) West of the Second Meridian (approximately One Hundred and Twenty-Six (126) acres plus or minus).
- 13) Lots 9 & 10, Block 7, Plan CX33.
- 14) Lot 6, Block B;10, Plan E1505; 101206707
- 15) Lots 7-9, Block B; E1505

10.4 UH – URBAN HOLDING DISTRICT

10.4.1 PURPOSE

To ensure that lands, which are required for future urban development, are protected, to provide for an orderly transition from agricultural uses to other uses in areas planned for eventual urban development.

Minimum Development Standards and Site Regulations in Metres (Unless shown otherwise)						
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Maximum Building Height	Maximum Site Coverage
N/A	N/A	7.5	7.5	3	11	40%

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2
- **Agricultural Uses**
- **Outdoor Recreation Facilities**
- **Parking Areas**

- **Public Parks**

DISCRETIONARY USES

- **Dwellings, Mobile Home**
- **Dwellings, Manufactured, Type 2**
- **Dwellings, One Unit**
- **Dwellings, Two Unit**
- **Dwellings, Ready-to-Move**

10.4.2 Development Regulations

No future subdivision shall be permitted unless the subdivision is for one of the permitted uses or discretionary uses allowed in this zone and will, in the opinion of the City Council, not prejudice the future economical subdivision or servicing of land.

10.4.3 Rezoning of Land

Proposed rezoning of land from Urban Holding to another land use shall be considered only on the basis of an overall plan for the area. The proposed Development, in the opinion of City Council, shall constitute orderly and economical, development with regards to adjacent land use, and future service requirements such as roads, schools, and utilities.

10.5 RVC – RIVER VALLEY CONSERVATION DISTRICT

10.5.1 PURPOSE

The purpose of the RVC River Valley Conservation District is to control and protect those areas, intended to be used by the public for active or passive recreational purposes within or adjoining the Flood Way District. This includes lands within the Wakamow Valley, the former Wild Animal Parks and City owned land.

Minimum Development Standards and Site Regulations in Metres (Unless shown otherwise)						
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Maximum Building Height	Maximum Site Coverage
N/A	N/A	7.5	7.5	3	11	N/A

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2
- **Carnivals** – refer to Section 4.6
- **Conservatories**
- **Golf Course**
- **Home Occupations in an existing dwelling, shown as Discretionary Uses**
- **Outdoor Recreation Facilities**
- **Public Parks**

DISCRETIONARY USES

- **Agricultural Uses**
- **Campground, Trailer and Tourist Camp**
- **Cemeteries**
- **Cultural Institutions**
- **Day Care/Pre-Schools**
- **Exhibition Grounds**
- **Greenhouses**
- **Municipal Facilities**
- **Existing One Unit Dwellings authorized by Bylaw 4597:**
 - Lot Nine (9), Block Three (3), Registered Plan No. R. 1941
 - Lots One (1) and Two (2), Block Six (6), Registered Plan No. R. 1941
 - Lot Six (6), Block Seventeen (17), Registered Plan No. CX 251
 - Lot Nine (9), Block Seventeen (17), Registered Plan No. EX 1001
 - Lot Ten (10), Block Seventeen (17), Registered Plan No. EX 1001
 - Lot Eleven (11), Block Seventeen (17), Registered Plan No. EX 1001
 - Lot Thirteen (13), Block Seventeen (17), Registered Plan No. EX 1001
 - Lot One (1), Block Eighteen (18), Registered Plan No. CX 126
 - Lots Five (5) and Six (6), Block Eighteen (18), Registered Plan No. CX 126
 - Lot Four (4), Block Twenty (20), Registered Plan No. CX 126
 - Portion of Lots Ten (10), Eleven (11) and Twelve (12), all of Lots Thirteen (13) and Fourteen (14) Block G, Registered Plan No. A.D. 885
 - Parcel “N”, Registered Plan No. 59MJ10599
 - Lot Seven (7) and the South Forty Feet (40') of Lot Eight (8), Block Twelve (12), Registered Plan No. V.1328
 - Lot Five (5), Block Twelve (12), Registered Plan No. V. 1328
 - Lot Seven (7) and the South Forty Feet (40') of Lot Eight (8), Block Twelve (12), Registered Plan No. V.1328
 - Lot Five (5), Block Twelve (12), Registered Plan No. V. 1328
 - Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block One (1), Registered Plan No. V. 1328
 - Lots Eight (8) and Nine (9), Block Four (4) Registered Plan No. V. 1328
 - Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block One (1), Registered Plan No. V. 1328
 - Lots Eight (8) and Nine (9), Block Four (4) Registered Plan No. V. 1328
 - Lots One (1) Two (2) and Three (3), Block Five (5), Registered Plan No. V. 1328
 - Lots Seven (7), Block Twenty (20), Registered Plan No. 73MJ01303

- Lots Eight (8), Block Twenty (20), Registered Plan No. 73MJ01303
- Lots Nine (9), Block Twenty (20), Registered Plan No. 73MJ01303
- Lots Ten (10), Block Twenty (20), Registered Plan No. 73MJ01303
- Parcel “L”, Registered Plan No. CX 345 exc. Parcel “N”, Registered Plan No. 59MJ10599 and exc. 100’ x 234.25’
- Block “A”, Registered Plan No. N. 1398
- Block “G”, Registered Plan No. 80MJ08559
- Block “H”, Registered Plan No. 80MJ08559
- Lots 2-5, Block 3, Registered Plan No. V1328
- Lots 6, Block 3, Registered Plan No. V1328

10.6 P – PARKS DISTRICT

10.6.1 PURPOSE

The purpose of the Parks District is to control and protect those City-owned lands (primarily consisting of Dedicated Land – Public, Municipal or Environmental Reserves created through the subdivision process), which are to be used by the public for active or passive recreational purposes.

Minimum Development Standards and Site Regulations in Metres (Unless shown otherwise)						
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Maximum Building Height	Maximum Site Coverage
N/A	N/A	7.5	7.5	3	11	N/A

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Sections 4.2
- **Carnivals** – refer to Section 4.6
- **Conservatories**
- **Golf Course**
- **Municipal Facilities**
- **Outdoor Recreation Facilities**
- **Public Parks**

DISCRETIONARY USES

- **Cemeteries**
- **Cultural Institutions**
- **Day Care/Pre-Schools**

- **Exhibition Grounds**

10.7 HERITAGE OVERLAY DISTRICT – HER.

10.7.1 PURPOSE

To protect and allow appropriate redevelopment of identified heritage properties and ensure that adjoining properties are developed in a compatible, architecturally sensitive manner.

10.7.2 HERITAGE DESIGNATION – HER.

In any District designated on the zoning map with “HER.” following the symbol, all uses within that zone shall be subject to the special regulations specified in this section.

Example for illustrative purposes:

“R4-HER.” R4 – Core Mixed uses are permitted subject the provisions of the “HER.” District.

10.7.3 GENERAL DEVELOPMENT REGULATIONS

All development in the Heritage Overlay District shall comply with the following special provisions:

- i Applicants for development or re-development proposals on Designated* Heritage Properties in the Heritage Overlay District will be required by Council and Administration to obtain advice from a qualified professional architect to assess the impact of new development on that site.

* For the purposes of the Zoning Bylaw, the term “Designated Heritage Properties” shall only refer to those which have been recognized as such under the procedure outlined in Parts III or IV of *The Heritage Property Act*.

- ii Parking Areas and Structures as primary uses shall be a Discretionary Use in the Heritage Overlay District. Appendix B, Section C13 of the Downtown Local Area Plan shall be used as a guideline for the review of the application but shall not include the colour, texture, type of material, or architectural details.
- iii. Accessory parking areas shall not be permitted in the front yard of any property in this District.

SECTION 11 – SIGN REGULATIONS

11.1 SECTION DEFINITIONS

Sign, A-Board

A portable, A-shaped sign which is set temporarily upon a sidewalk or the ground and which has no external supporting structure.

Sign, Animated

A sign depicting action, motion, light or colour changes through electrical or mechanical means.

Sign, Awning

An awning which incorporates a sign painted on, or affixed flat to the surface of the awning and which does not extend vertically or horizontally beyond the limits of such awning. The awning itself may or may not be illuminated.

Sign, Banner

A temporary sign composed of lightweight, non-rigid material that may be strung across a street or fastened to a light standard.

Sign, Canopy

A canopy or free-standing canopy which utilizes or incorporates a sign.

Sign, Face

The entire area of a sign on which writing could be placed.

Sign, Facia

A sign attached to, marked or inscribed on any structure which is attached parallel to the face of a building, wall but does not include a billboard, a third-party advertising sign or a painted wall sign.

Sign, Flashing

A sign with an intermittent or flashing light source. Generally, the sign's message is constantly repeated.

Sign, Freestanding

A sign supported independently of a building and permanently fixed to the ground but shall not include a sign that is attached to a fence, a parked vehicle, temporary signs or billboards.

Sign, Height

The vertical distance measured from the site grade at the street curb (other than an elevated roadway), which permits the greatest height to the top of said sign.

Sign, Portable

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

Sign, Projecting

Any sign, except a canopy or awning sign, which is supported by an exterior building wall and projects outward from the building wall by more than 0.3 metres.

Sign, Roof

Any sign erected upon, against, or above a roof or on top of or above the parapet of a building.

Sign, Wall

Any sign, except projecting signs, attached, or affixed, to any part of the wall of a building, including entrance doors, overhead service doors and windows. This definition includes lettering, paintings, awnings, and marquees.

11.3 ITEMS REQUIRING SIGN PERMITS

Any person who wishes to erect, install, suspend, alter or use any sign, supergraphics, marquee, canopy, awning, showcase or other projection, unless otherwise required in Section 11.4 of this Bylaw, shall first obtain a sign permit from the Building Official.

11.4 SIGNS WHICH ARE PERMITTED USES IN ANY ZONE

Subject to all other provisions of this bylaw, on any site and within any zone defined, designated or described in this Bylaw, the following types of official signs shall be permitted without the requirement to obtain a permit:

- a. Official notices, signs, placards, or bulletins required to be displayed pursuant to the provisions of federal, provincial or municipal legislation or displayed by or on behalf of the City or on behalf of a department, a commission, board, committee, or official of the City, authorized for such purpose;
- b. Advertising signs displayed on bus shelters and benches located on streets pursuant to an agreement with the City;
- c. Murals authorized by the Murals Management Board;
- d. Signs located on public transit vehicles or taxi cabs;
- e. Signs located inside a building, including permanent tenant identification signs located inside an enclosed shopping mall;

- f. Street numbers or letters displayed on a premise where together the copy area is less than 1.2 square metres;
- g. Election signs;
- h. Real Estate Signs;
- i. Construction Site Signs;
- j. A facia sign which is attached to a building and states no more than:
 - i. the name or address of the building;
 - ii. the name of the person or institution occupying the building;
 - iii. the activities carried on in the building including hours of operation and rates charged, provided the total sign area does not exceed 0.7 square metres; and
 - iv. the home occupation which operates there, provided the sign does not exceed an area of 0.2 square metres.
- k. Signs placed for the guidance, warning or restraint of persons;
- l. A-Board Signs subject to Section 11.27;
- m. Temporary signs or structures erected or located in connection with residential, commercial, or industrial developments when approved by the Building Official and for such period of time as the Building Official deems appropriate;
- n. The replacement of existing banners subject to Section 11.13;
- o. Garage/Yard Sale Signs, only on the private site of the vendor (See Sections 4.13 and 11.15).
- p. Portable Signs subject to Section 11.20.

11.5 SIGNS PERMIT APPLICATION REQUIREMENTS

- a. An application for a sign, marquee, canopy, awning, roof sign, billboard, sign which overhang public property, showcase or other projection and any other sign requiring a Permit under this Bylaw shall be made to the Building Official by the owner or his representative on a form provided by the Building Official.

- b. An application shall include all information as may be required for complete understanding of the proposed work, and in all cases shall include position, location, construction, and type of structure to be erected.
- c. Permit application fee shall be as required in Bylaw No. 5510 – Planning Fee Bylaw, which is adopted and altered as a separate Bylaw by Council.

11.6 GENERAL SIGN REGULATIONS

- (removed)* a. All signs shall be subject to the provisions of the City of Moose Jaw Bylaws and amendments thereto.
- i. A Bylaw of the City of Moose Jaw to regulate and control the construction, location, size and use of outdoor signboards in the City of Moose Jaw and to prescribe penalties for the violation of its provisions and to provide for its enforcement;
 - ii. A Bylaw to regulate and control the construction, location, size and use of projecting signs in the City of Moose Jaw, and to prescribe penalties for the violation of its provisions and to provide for its enforcement.

The Building Official, where deemed necessary, may submit any application to the Council of the City of Moose Jaw for approval and for special conditions to be complied with.

11.7 DURATION OF A PERMANENT SIGN PERMIT

A sign permit for a permanent sign shall not expire, and must only be renewed prior to any changes or alterations of the sign. All work must be completed within six months of the issuance of the permit. Once the six months has expired, an additional application must be made to the Building Official. Upon application to the Building Official, a sign permit may be validated for a further period of six months.

11.10 GENERAL REGULATIONS

TABLE 11.1 SIGN DEVELOPMENT STANDARDS																					
Sign Type	Land Use Zone and Standards																				
	ALL Residential Zones			C1, C1B Zones			C2 Zone			C3 Zone			All Industrial Zones			CS, FW, RVC, P, and UH Zones					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C			
Free Standing Sign	1 - except for Residential Uses and Home Occupations	1m ²	1.8m	1	5m ²	5m	1	10m ²	10m	1	24m ²	14m	1	15m ²	15m	1 – except for Residential Uses and Home Occupations	1m ²	4m			
Rotating Sign	Not Permitted			1	5m ²	5m	1	10m ²	10m	1	24m ²	14m	1	15m ²	15m	Not Permitted					
Wall Sign	1	0.2m ² * or 1m ² for Other Uses	n/a	Unrestricted												1	0.2m ² * or 5m ² for Other Uses	n/a			
Billboard Sign	Not Permitted			Not Permitted			Permitted, Regulations provided in Section 11.21												Not Permitted – except in accordance with Section 11.21		
Roof Sign	Not Permitted			Not Permitted			Permitted, Regulations provided in Section 11.23												Not Permitted		
Projecting Sign	Not Permitted			Permitted			Permitted, Regulations provided in Section 11.22												Not Permitted		
Portable Sign	Not Permitted			On-Site Advertising Only Regulations provided in Section 11.20			Permitted, Regulations provided in Section 11.20												On-Site Advertising Only Regulations provided in Section 11.20		
Secondary Sign	Not Permitted			Permitted, Regulations provided in Section 11.11																	
Canopies, Awnings	Permitted, Regulations provided in Section 11.25																				

A = Number of Signs

B = Surface Area

C = Height

* = Residential Uses and Home Occupations may only have wall signs in accordance with Section 11.26.

11.10.1 NOTES TO TABLE 11.1

- a. Any self-supporting or freestanding sign:

- i. steel structures must be setback 300 millimetres from any property line;
 - ii. signs of wood structure higher than 1.2m measured from the ground to the top of the sign shall be setback a distance equal to the height of the sign.
- b. For Contract (CZ) Zones, refer to the specific contract zoning agreement.

11.11 SECONDARY SIGNS

In addition to the provisions of Section 11.10.1 in any zone, except Residential zones, where the site frontage exceeds 30 metres, one additional sign may be erected for each additional 30 metres, or part thereof, of the longest property line adjacent to a street.

11.13 BANNERS

Banners may be strung across streets in locations approved by the City Building Official. A sign permit is required for all applications to erect a banner sign across a street in a new location.

- a. Banner signs shall not be constructed of any metallic or electrically conductive material;
- b. A certificate from a Professional Engineer registered in the Province of Saskatchewan shall accompany every proposal to erect a banner across a street.

Banners proposed to be fastened to light standards shall be done in accordance with the Street Light Banner Policy. Requests to attach banners to light standards must be made through the City of Moose Jaw Parks and Recreation Department.

11.14 GARAGE/YARD SALE AND OPEN HOUSE SIGNS

- a. Notwithstanding the general prohibition in Sections 11.15.6.b, temporary signs displaying garage sales or open houses are permitted in residential districts, except on centre medians or traffic islands, if:
 - i. the signs do not exceed the size permitted by Section 11.15 of this Bylaw; and
 - ii. the signs are removed immediately after the sale, viewing or event as per Section 4.13 of this bylaw.
- c. The setback requirement of thirty (30) metres from an intersection in Section 11.14.5.d does not apply to any temporary signs permitted under Subsection (1). All other setback requirements in Section 8 apply.

11.17 OBSTRUCTION

- a. No sign shall be erected, constructed or maintained so as to obstruct any fire escape, standpipe, ventilator, window, door or other opening, or so as to prevent free passage from one part of a roof to any other part thereof.
- b. A sign shall not be attached in any form, shape or manner to a fire escape, or shall not be placed as to interfere with an opening which is required for ventilation.

11.19 FOOTINGS FOR FREE-STANDING SIGNS

- a. All free-standing signs exceeding 7.6 metres in height above the adjacent finished ground shall be structurally designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.
- b. The foundation of all signs exceeding 5 metres in height shall be of concrete.
- c. All concrete foundations of ground signs shall project not less than 150 mm. above grade.
- d. Concrete foundations shall not be used for any other sign except the original sign for which the foundations were installed, unless the foundations have been approved for another sign other than the original sign for which the foundations were installed, by a Registered Architect or Professional Engineer of the Province of Saskatchewan.

11.20 PORTABLE SIGN REGULATIONS

- a. Portable signs are permitted only within the following zones:
 - i. M1 Industrial (Light Industrial)
 - ii. M2 Industrial (Heavy Industrial)
 - iii. M3 Industrial (Mixed Use Business Park Industrial)
 - iv. M4 Industrial (Environmental Low Service)
 - v. C1 Commercial (Neighbourhood Commercial)
 - vi. C1B Commercial (Mixed Use Neighbourhood Commercial)
 - vii. C2 Commercial (High Density Commercial)
 - viii. C3 Commercial (Vehicle Oriented Commercial)
 - ix. CS Community Service / Institutional

- g. Notwithstanding Section 11.23.1 and 11.23.5 (c), in any R – Residential Zone, portable signs advising that a special event in the form of a birthday or anniversary or other similar event is being celebrated by the owner or occupant of the dwelling unit, may be placed anywhere on the site, provided such signs are erected for a period of time not exceeding 48 hours.
- h. Portable Signs - Non-Profit Organizations
 - i. Organizations which are community oriented and non-profit in nature may place portable signs in accordance with this clause.
 - ii. Portable signs located in accordance with this clause may not remain on any site for more than 90 consecutive days.
 - iii. Portable signs located in accordance with this clause must not display advertising of any commercial product or service.
 - iv. Permitted locations on Public Property in accordance with Section 11.20(h) of this bylaw include the following:
 - (a) East side of 9th Avenue North West between MacDonald Street and Elizabeth Street.
 - (b) East of 9th Avenue north of MacDonald Street.

11.21 BILLBOARD REGULATIONS

- a. Billboard signs are only permitted within the following zones:
 - i. M1 Industrial (Light Industrial)
 - ii. M2 Industrial Heavy Industrial)
 - iii. M3 Industrial (Mixed Use Business Park Industrial)
 - iv. M4 Industrial (Environmental-Low Service Industrial)
 - v. C2 Commercial (High Density Commercial)
 - vi. C3 Commercial (Vehicle Oriented Commercial)
 - vii. CS Community Service/Institutional
- b. Every billboard erected above grade, the top of which is higher than 4.5 metres above grade level, shall be constructed with a steel frame attached to concrete foundations and structurally designed by a Professional Engineer or Architect registered in the Province of Saskatchewan and shall be capable of withstanding a wind pressure of not less than 147 kg. per square metre of surface of one side of the whole billboard and frame. A stress diagram shall accompany the application if requested by the Building Official.

- c. Billboard signs may be double-faced, and each side shall be considered as facing traffic flowing in the opposite direction.
- d. No person shall attach or hang a billboard auxiliary sign or other material to, on, above, or below a billboard unless designed for additional wind load and stamped by a Professional Engineer or Architect.
- e. Where the back of a billboard sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance.
- f. Billboard signs on the same street or Provincial highway which face the same traffic flow shall not be placed closer together than 90 metres.
- g. All billboards shall be placed a minimum of 3 metres back from the edge of a Provincial highway right-of-way and shall be placed at an angle between 45 and 60 degrees to the said highway.
- h. Where a building is erected along a Provincial Highway within City Limits, signs erected on the building or lot on which the building is erected shall conform to the regulations or Bylaws governing signs elsewhere in the City.
- i. No signs or sign boards, other than Highway Traffic signs shall be permitted within 400 metres of the centre of the junction of No. 1 and No. 2 Highways.
- j. Billboards which are located within “Designated Signing Corridors” shall be regulated in accordance with Bylaw No. 4603.

11.22 PROJECTING SIGN REGULATIONS

- a. Projecting signs are permitted only in the following zones:
 - i. M1 Industrial (Light Industrial)
 - ii. M2 Industrial (Heavy Industrial)
 - iii. M3 Industrial (Mixed Use Business Park Industrial)
 - iv. C2 Commercial (High Density Commercial)
 - v. C3 Commercial (Vehicle Oriented Commercial)
- b. A sign projecting over a street or lane must be installed at least 5.5 metres above the street or lane surface.
- c. A sign projecting over a sidewalk or boulevard must be installed at least 2.6 metres above the surface of the sidewalk or boulevard.
- d. A sign may project no more than 2.5 metres from the face of a building, but not closer than 60 cm. to a vertical line from any curb face, and all such signs shall be placed so that the portion of the sign

nearest the supporting building shall not be more than 0.6 metres from the same.

- e. No portion of a sign which overhangs a public place shall have a greater surface area on one side than 5.5 square metres.
- f. One projecting sign is permitted per site, except where the site frontage along any street exceeds 90 metres, in which case two projecting signs are permitted.
- g. No projecting sign which overhangs a public place shall extend more than 2 metres above the eaves or parapet of a supporting building.
- h. Every projecting sign shall be installed or erected so that there are no visible sign support structures above the roof, building, face or wall, unless otherwise directed by the Development Officer.
- i. A cantilever support may rise 30 cm. above the parapet, provided that where there is a space between the edge of the sign and the building space.
- j. Marquees shall not be used to support projecting signs.

11.24 FLASHING, ANIMATED, ROTATING, AND DIGITAL SIGNS

- a. Flashing, animated, digital, and rotating signs are not permitted in any zoning district, excepting in the C2, C3, M2 and M3 districts.
- b. Notwithstanding clause a, the issuance of a permit for a Flashing, Animated, Rotating, or Digital Sign in C2 Heritage Overlay District is discretionary.
- c. No flashing, animated, digital, or rotating sign shall be located within 100 metres of any residential site or zoning district.
- d. Flashing, animated, and digital signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level at the discretion of the City Engineer for the time period between one half-hour before sunset and one half-hour after sunrise.

11.25 CANOPIES, MARQUEES AND AWNING SIGN REGULATIONS

- a. Canopy signs or awning signs shall be permitted in all districts provided that:
 - i. The minimum clearance from the ground shall be not less than 2.5 metres; and,
 - ii. No portion of the canopy or awning sign shall be closer than 0.6 metres to a vertical line from the curb face.

11.27 “A” – BOARD SIGN REGULATIONS

Placement of “A”-Board signs, within C2 and C3 Commercial Zones, announcing temporary sales or events are permitted provided:

- a. they are placed entirely on the site and do not encroach onto public thoroughfares or boulevard areas and do not exceed 1.2 square metres on each face of the sign; or
- b. they are placed on City boulevards or sidewalks, and they are removed after business hours, and do not exceed 0.6 square metres on each face of the sign. If placed on City property, the signs shall adhere to the regulations contained in the City of Moose Jaw Sidewalk Use for Extension of Business Policy.

11.32 REGULATIONS PERTAINING TO SIGNS ALONG PROVINCIAL HIGHWAYS

In addition to the regulations in this Bylaw respecting the construction, location and erection of signs, the provisions of The Erection of Signs Adjacent to Provincial Highways Regulations shall apply mutatis mutandis to the construction, location and erection of any sign erected on any parcel of land on which no buildings have been erected, and which is adjacent to any Provincial Highway within the City of Moose Jaw.

11.33 OFFENCES AND PENALTIES RESPECTING CONTRAVENTIONS OF SIGN REGULATIONS

Where any person contravenes any of the provisions of this Bylaw respecting signs, that person shall be liable on summary conviction to the penalties provided in Section 3.9 of this Bylaw and the Act.

(removed) **11.34 OFFENCES AND PENALTIES RESPECTING CONTRAVENTIONS OF SIGN REGULATIONS**

Where any person contravenes any of the provisions of this Bylaw respecting signs, that person shall be liable on summary conviction to the penalties provided in the Act.