

# **SCHEDULE 'A'**

## **BYLAW #2010-1834**

# **CITY OF ESTEVAN**

## **ZONING BYLAW**



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(THIS DOCUMENT IS A CONSOLIDATION OF ZONING BYLAW #2010-1834 & ALL  
SUBSEQUENT AMENDMENTS)

# BYLAW #2010-1834

**A BYLAW OF THE CITY OF ESTEVAN, IN THE PROVINCE OF SASKATCHEWAN TO REGULATE THE USE AND DEVELOPMENT OF LAND, AND LOCATIONS OF BUILDINGS AND OTHER STRUCTURES IN THE CITY OF ESTEVAN, SO AS TO PROVIDE FOR THE AMENITY OF THE CITY, THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE INHABITANTS.**

**Pursuant to the authority granted by the *Planning and Development Act, 2007*, it's amendments, replacements, and/or substitutions, the Council of the City of Estevan herein enacts as follows:**

## **SECTION 1; TITLE, PURPOSE & INTENT, AUTHORITY/JURISDICTION**

### **1.1 TITLE**

This Bylaw may be cited as the *City of Estevan Zoning Bylaw #2010-1834* and may be referred to as the “ZONING BYLAW”.

### **1.2 PURPOSE AND INTENT**

- a) The purpose of the Zoning Bylaw is to regulate the use of land and the locations and use of buildings and other structures in the City of Estevan so as to provide for the amenity of the City, and the health, safety and general welfare of the inhabitants.
- b) In all cases, the Zoning Bylaw is subject to the policies contained in the City of Estevan Official Community Plan (OCP). This Bylaw is intended to implement and support those objectives, policies, and/or strategies of the Official Community Plan which are able to be addressed through zoning.
- c) The regulations, requirements and standards contained herein reflect the minimum and maximum requirements essential for regulating the use and development of land, and thereby promoting the public amenity, health, safety, and general welfare of the residents of the City of Estevan.
- d) The specific objectives of the zoning bylaw are to:
  - (i) protect the character and maintain the stability of residential, commercial, institutional and industrial areas of the City, and to promote the orderly development of these and other areas;
  - (ii) secure privacy, and provide safe and convenient access to property for vehicles and pedestrians;
  - (iii) promote the protection of the biophysical, human, and social environment of the City;
  - (iv) secure adequate spatial separation which promotes open space, landscaping, sunlight, and air for and between properties;

- (v) avoid undue concentration of population and buildings which leads to overcrowding of land and overburden on utilities and services;
- (vi) divide the City into land use zones for purposes of controlling and regulating the construction, reconstruction, alteration, and use of buildings, structures, and land for residential, commercial, industrial and other specified uses;

### **1.3 JURISDICTION**

This Bylaw applies to land located within the corporate limits of the City of Estevan.

### **1.4 SYSTEM OF MEASUREMENT**

The Metric system of measurement is the final and binding system of measurement used in this Bylaw and no existing use, building, or structure shall be deemed to be non-conforming by reason only of the conversion from the Canadian Imperial System of measurement to the Metric system of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

### **1.5 COMPLIANCE WITH ZONING BYLAW**

No building or structure shall hereafter be erected or structurally altered, nor shall any building, structure land or premises be used in whole or in part within the limits of the City, except in conformity with the provisions and regulations of the Zoning bylaw.

### **1.6 LEGISLATIVE COMPLIANCE**

Compliance with the requirements of this Bylaw does not exempt any person from compliance with the requirements of any Federal or Provincial legislation, or municipal requirements of any other Bylaw in force within the City or from obtaining any permit, license, permission, authority or approval required by this or any other Bylaw of the City in force from time to time. Nor does compliance exempt any person from compliance with any easement, covenant, agreement, or contract affecting land or development.

### **1.7 MORE RESTRICTIVE REGULATION APPLIES**

Where a land use, development, or any other operation is affected by any regulations in this Bylaw and/or by any other bylaw of the City, and/or by the regulations of the Province of Saskatchewan or the Government of Canada, the regulations which are more stringent shall prevail.

### **1.8 APPLICATION OF REGULATIONS**

- a) The provisions of this Zoning Bylaw shall not be construed as to limit or interfere with the operation, replacement, and maintenance for public utility purposes of water/sewer pipes and mains, gas pipes, electric power transmission and distribution lines and incidental appurtenances or the construction and installation of any such services on public road allowances.

- b) Nothing in this Bylaw shall be interpreted so as to interfere with the use of land for the construction, maintenance and operation of any essential public service (Public works, Water and Waste Water Services, Engineering & Transportation Services, Fire Services, Police Services).

## **1.9 SEVERABILITY**

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

## **1.10 REPEAL OF PREVIOUS ZONING BYLAWS**

Zoning Bylaw 84-1030 and Estevan Zoning Bylaw 87-1178 are hereby repealed as of the date of approval of this Bylaw.

## **1.11 EFFECTIVE DATE OF THIS BYLAW**

This Bylaw comes into force on the date it is approved by the Minister of Community Planning Services.



## **SECTION 2; INTERPRETING THE ZONING BYLAW**

### **2.1 PURPOSE**

The purpose of this section is to define words, terms, and phrases which are necessary for the understanding, administration, and enforcement of this bylaw.

### **2.2 INTERPRETATION OF ZONE BOUNDARIES**

When there is uncertainty as to the boundaries of any land use zone established on the zoning map, the following rules of interpretation shall apply:

- a) Where land use boundaries appear to follow center line of streets, lanes, easements, railroads, they shall be construed as following such center lines.
- b) Where land use boundaries appear to follow, street, lot, property, natural features, and/or shoreline of water bodies, they shall be construed as following such lines.
- c) In the case of the Floodway Zone and Flood-fringe overlay district, the boundaries shall be the same as those shown on plans drawn by the Saskatchewan Water Corporation or any other Provincial or Federal Authority having jurisdiction. In the event of conflict between the boundaries shown on the zoning map and official flood maps, the boundaries on the official flood maps shall prevail.

### **2.3 GENERAL DEFINITIONS**

Words used in the present tense include the future tense. The singular includes the plural. The word “person” includes a corporation as well as an individual. The word “lot” includes the word “parcel” or “site”. The term “shall” is always mandatory. The word “use” or “occupied” as applied to any land or buildings shall be construed to include the words “intended, arranged, or designed to be used or occupied”.

Wherever in context to this Bylaw, the following words or terms are used, they shall, unless the context otherwise provides, be held to have the following meanings;

*Accessory Building or Use:* A use of land, building, or structure normally incidental, subordinate, exclusively devoted to and located on the same lot as the principle use, building, or structure, but does not include a building or structure used for human habitation unless otherwise specifically stated in this bylaw.

*Act:* The “*Planning and Development Act, 2007*”, including any amendments, substitutions and/or replacements.

*Alteration:* With reference to a building, structure or site means;

- A change or rearrangement in the structural parts or in the existing facilities in any building or structure;

- Any enlargement in any building or structure, whether by extending on a side or by increasing in building height;
- The moving of any building structure from one location or position to another.
- A change from one occupancy class to another.

Attached Covered patio or deck: A single storey patio or deck which is covered with a permanent roof structure which may be enclosed by walls, windows or screens and which is not integrated into the dwelling unit by virtue of the extension of the dwelling unit's heating or cooling system or the removal of the exterior door between the patio or deck and the dwelling unit. In addition, 50% of the walls must be openings and no basement may be constructed under the deck or patio. Typically an attached covered patio or deck would provide up to three-season accommodation and would not provide fully furnished livable space.

Balcony: a platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.

Buffering: the separating and/or protection of one land use or development from another, or the mitigation or lessening of incompatibility between different land uses through the use of open space, landscaping or other features.

Building: Any structure designed and intended to be used as a place of occupancy, storage, or shelter.

Building Bylaw: A bylaw of the City of Estevan regulating the design, construction, and occupancy of new buildings, and the repair, addition, alteration, reconstruction, demolition, removal, relocation and occupancy of existing buildings.

Building Permit: A permit issued under the authority of the City of Estevan Building Bylaw, authorizing construction of all or any part of a building or structure, but does not include a development permit unless specifically stated elsewhere in this bylaw.

Business Vehicle (home based business): A vehicle used in conjunction with an approved Home-based business, the combined gross weight of vehicle and load which does not exceed 2722 Kilograms.

City: Means the "City of Estevan"

Council: the Council of the City of Estevan

Curb Cut: the cutting or lowering of a curb, sidewalk, or boulevard, or any of these to provide a driveway for vehicular or pedestrian access to a site.

Development: The carrying out of any building, engineering, mining, or other operations in, on, or over land, or the making of any material change in the use or intensity of the use of any building or land.

Development Permit: A permit issued under the authority of the Act, which authorizes development or the use of a building, site, or land for the purpose, and subject to the conditions stated in the permit, but does not include a Building permit.

Official Community Plan: means the Official Community Plan for the City of Estevan adopted under the Act.

Development Officer: The Land Development Services Manager of the City of Estevan, or any other person authorized by Council to act on the Land Development Services Manager's behalf.

Development Standards(Discretionary uses): refers to those general development standards herein stated in the bylaw, which may be applied to discretionary uses, as specifically prescribed by Council.

Discretionary use: a use of land, building, or other structure that may be permitted in a district, only at the location or locations and under conditions or standards specified by Council.

District (Zoning District): a defined area or district or zone of the City as set out in this bylaw and shown on the City of Estevan Zoning District Map.

Dwelling Unit: a complete building or self-contained portion of a building used as a household, containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence, and having an independent entrance either directly from the outside of the building or through a common area inside the building. This use does not include a room in a hotel, motel, hostel, rooming unit, or any other development where rooms are rented on a temporary basis.

Driveway: An entrance way, paved or unpaved which provides vehicle access from a street to a lot, site, parking lot, parking pad, loading bay, garage, or other structure on a lot.

Floodway: the channel of a river and the adjacent land areas where the majority of floodwaters of a 1:500 year flood will flow, and where flow velocities and depths are prohibitive to structural development.

Flood-fringe: all that land adjacent to the delineated floodway where the depth of water will be less than one meter.

Flood-proofing: with respect to a structure, the use of construction techniques, or of design, or of devices, equipment or materials; and with respect to land, the adoption of measures to prevent damage to such structure or land by a 1:500 year design flood event.

Finished Grade: means the elevation of the ground surface at the foundation of a building, or at a specific point on a lot/street, or between two specific elevations at any given location on a lot or street.

Gross Floor Area: the total combined floor area of each level or storey of the principle building or structure contained within the outside surface of the exterior wall.

Height, Building: the vertical distance between grade and the mean level between eaves and the ridge of a pitched roof (or the highest point of a flat roof).

Hazardous/Dangerous Material: Any product, substance, organism which because of its quantity, concentration, or its physical, chemical, or infectious characteristics, either individually or in combination with other substances is an existing or potential threat to the physical environment, to human health, or to other living organisms, including, but not limited to;

- Corrosives & Explosives
- Gases (either compressed, deeply refrigerated, liquefied, or dissolved under pressure)
- Flammable and combustible liquids
- Flammable solids (including substances liable to spontaneous combustion, and substances which, on contact with water, emit flammable gases).
- oxidizing substances and organic peroxides.
- poisonous and infectious substances
- radioactive material.
- waste dangerous materials
- any other environmentally hazardous substance

Impervious Surfacing: Ground surfacing through which water cannot percolate.

Landscaping: the modification and enhancement of a site through the use of either of the following elements;

- *Soft landscaping-* the use of living plant materials such as trees, shrubs, hedges, grass, and other ground covers plus the modification of the land form, such as berming or terracing;
- *Hard landscaping-* the use of non-vegetative materials such as brick, stone, concrete, tile, or wood used in landscape architecture.

Lane: A public right-of-way vested in the Crown, used as a secondary level of access to a lot or parcel of land.

Legal Ties: Provisions of the Information Services Corporation which indicate that lots or parcels (or portions thereof) are linked to one another and cannot be transferred with the other lot/parcel unless a subdivision is approved.

Loading Space: The part of a site or structure on which a single vehicle may be loaded or unloaded.

Lot: An area or parcel of land within fixed boundaries which plan has been registered in the Provincial Land Registry by a Certificate of Title.

Lot Coverage: The percentage of the total lot/site area which is covered by all buildings above ground level.

Lot, Corner: a lot located at the intersection or junction of two (2) or more streets, a bay or cul-de-sac.

Lot Depth: the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot Line, Front: the boundary that divides the lot from the street line; for a corner lot, the front lot line means the narrowest boundary separating the lot from the street; for a through lot, the front lot line applies to both boundaries separating the lot from the street.

Lot Line, Rear: means the lot line or point of intersection of the side lot lines furthest from and opposite the front lot line.

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

Lot, Through: a lot bounded on opposite sides by streets.

Mixed Use: a combination of a residential use with a commercial use as specifically stated in this bylaw.

Minister: the Minister of the Executive Council to whom is assigned the administration of the Act.

Non-Conforming Use: a lawful specific use: a) being made of land or building, or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective and; b) that on the date the Zoning bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with the Zoning Bylaw.

Non-Conforming Building: a building that: a) is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and b) on the date the Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

Non-Conforming Lot: a lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of the bylaw, but which fails to conform to the requirement of the zoning district in which it is located by reason of such adoption, revision or amendment.

Off-site Caveated Parking: vehicle parking provisions for a principle use which is located on a lot/site separate from the principle use and against which a caveat has been registered on the title by the City.

Offensive or Objectionable: when used with reference to any use or development of any land, building or structure, means a use or development which from its nature or from the manner of carrying on same, creates or is liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odor, toxic or noxious matter, radiation hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, a condition which, in the opinion of Council, may be or may become hazardous or injurious as it regards health or safety or which adversely affects the amenities of the neighborhood or interferes with or may interfere with normal enjoyment of any land, building or structure.

Open Space: any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, but does not include streets, off-street parking areas, storm water facilities or any other areas required to be set aside for buffers or recreation areas by any other sections of this Bylaw.

Overlay Restrictions: Additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying zone. Proposed overlays

under this bylaw may include AC-Architectural Control Overlay, ES-Environmentally Sensitive Overlay, and FF-Flood fringe district.

Parking Stall: that part of a lot/site or structure on which a single vehicle may be parked.

Parking Area/Lot: that portion of a lot/site covered by parking/loading stalls, and vehicle maneuvering areas.

Permitted Use: a use or development to which a property is entitled to as a right of a development permit provided that the use or development conforms to the regulations of the zone to which the use applies, and all other applicable regulations of this bylaw.

Principle Building: means a building which;

- occupies the major or central portion of a lot or site;
- is the main building on a site; or
- constitutes, by reason of its use, the primary purpose for which the site is intended.

Principle use: any use determined to be existing, classified, and/or expressly permitted as the main or primary use of any building, premises, or site, as distinguished from an accessory use which is incidental, subordinate, and/or devoted to the main or primary use.

Private Outdoor Swimming Pools: includes all swimming pools, whirlpools, wading pools, Jacuzzis, which are at least 600 millimeters in depth, located above or below ground, and which are accessory to a principle residential use, and which are used for the private enjoyment of the dwellings inhabitants and guests.

Right-of Way: The total width and length of the course of a street, utility alignment or other way and within which all improvements and right of access are confined.

Roof: The top enclosure, above or within the vertical walls of a building.

Satellite Dish: an accessory structure capable of receiving satellite transmitted television and radio-waves.

Screening, Visual: the total or partial concealment of a building, use, or activity by landscaping as herein defined.

Setback: the distance between the street line/property line and the building line, measured at foundation.

Shipping/Cargo Container: a pre-fabricated steel container used for transporting cargo by sea, road, air or rail and which are intended for placement and use as ‘storage facilities’ on private property within the City of Estevan. Common name “Sea Cans”.

Site: a lot or group of lots developed or intended to be developed as a unit.

Sight Triangle: the portion of land being bounded by the street lines for a distance of six (6) meters from their common point of intersection and the diagonal which joins the two extreme points.

Street: the whole and entire width of every highway, public road, or road allowance vested in her Majesty in Right of the Province of Saskatchewan and shown as such on a Plan of Survey registered in the Land Registry.

Structure: Anything constructed or erected on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, walls, fences, radio and television antenna, but does not include pavements, curbs, walks, or open surfaced areas.

Structural Alteration: the construction or reconstruction of any supporting elements of a building or other structure.

Street Line: the boundary between a lot and street.

Use: The purpose for which land, a building or other structure is arranged, designed or intended, or for which either land, a building or other structure may be occupied or maintained.

Yard: the open, uncovered part of a lot which no building or other structure other than a boundary fence is erected, except as specifically permitted elsewhere in this bylaw.

Yard, Front: that part of the yard extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.

Yard, Rear: that part of the yard extending across the full width of a lot between the rear lot line and the nearest wall or supporting member of a principle building or structure.

Yard, Side: that part of the yard extending from the front to rear yard between the side lot line and the nearest wall or supporting member of a building or structure.

Zone: a land use district established under Section this bylaw.

Zoning District Map: a map delineating the boundaries of the districts set out in this bylaw.

## **2.4 LAND USE DEFINITIONS**

This section defines a range of uses/developments which are listed as permitted and discretionary within various land use zones established in this bylaw, and groups such uses/developments into land use classes which are considered to have common functional or physical impact characteristics.

The intent in classifying land uses according to common or physical impact characteristics is to:

- assist the City in achieving its objectives to properly separate incompatible uses and other forms of development;
- facilitate the location of new uses and forms of development not specifically mentioned in this bylaw.

The following guidelines shall be applied in interpreting the land-use class classifications:

- The specific uses which may be listed in the use class definitions are not intended to be exclusive or restrictive. Reference will be made to the definition of the land use class to determine whether a particular use or development is inclusive of the land use class.
  - Where a specific use does not clearly conform to the wording of any use class definition, or generally conforms to the wording of two or more definitions, the Development Officer shall make the determination as to the proper classification of any land use or development, and this decision shall be final, subject only to an appeal to the Development Appeals Board as provided for in this bylaw.
- i) Agricultural Uses: those uses involved with the production of field crop, haying, livestock grazing, greenhouses, and plant nurseries.
  - ii) Agricultural-Oriented Sales and Service: development involving the sale or rental of new or used farm equipment together with incidental maintenance services and the sale of parts and accessories. Typical uses include farm equipment dealers.
  - iii) Apartment Building: development consisting of a building 2 or more storeys in height and containing 3 or more dwelling units with internal common access to each unit.
  - iv) Automobile Gas Bar: an outlet comprised of gas pumps and a cashier building selling motor fuel, lubricating oils, automotive accessories, and various confectionery items.
  - v) Automobile Service and Repair: development involving the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles, or the sale, installation, or servicing of related parts and accessories. This use class includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery.
  - vi) Automobile Service Stations: a building or part of a building used for servicing and repair of motor vehicles and which includes the retail sale of motor fuels and automotive accessories. This use class may include a restaurant or car wash as an accessory use.
  - vii) Automotive and Minor Recreational vehicle sales & rentals: development involving the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, travel trailers, boats, or similar light recreational vehicles, or crafts, together with incidental maintenance services, sales of parts, automobile accessories, accessory recreational equipment and supplies. This use class includes automobile dealerships, car rental agencies, motorcycle and boat dealerships.
  - viii) Auto body repair and paint shops: development involving major body repair and painting of vehicles.
  - ix) Business Support Services: development which provides support services to businesses which are characterized by one or more of the following features; the use of minor mechanical equipment for printing, duplicating, binding, or photographic processing, the provision of office maintenance, or custodial services, the provision of office security, and the sale,



rental, repair, or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms, and office equipment sales and repair services.

- x) Cemeteries: development consisting primarily of landscaped open space for the entombment of the deceased and may include the following accessory developments; crematories, mausoleums. Typical uses include memorial parks, burial gardens, and gardens of remembrance.
- xi) Communication Structures: any structure (which may include processing equipment) whose principle function is to transmit or receive television, telephone, radio, or other electronic signals.
- xii) Commercial Entertainment Services: a building or part of a building providing various table or electronic games played by patrons for entertainment. Typical uses include billiard halls, amusement arcades, bingo halls, and gaming establishments.
- xiii) Commercial Schools: development involving the training and instruction in a specific trade, skill, or service, for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty culture, dancing and music schools.
- xiv) Commercially Converted Dwellings: development involving a building which was originally constructed as a residential dwelling and has been converted to accommodate one or more of the following commercial uses.
  - Businesses retailing in specialty items, arts, crafts, books, and cultural exhibits;
  - Commercial Schools;
  - Personal Service Establishments;
  - Professional Offices

This use class may include a residential dwelling component.

- xv) Commercial Recreational Services: development where a fee is paid and where active participatory activities are held. Typical uses include miniature golf courses, racquet courts, skate boarding rinks, athletic, health and fitness clubs, and minor hockey rinks.
- xvi) Convenience Retail Stores: a building or part of a building with a gross floor area of less than 300 square meters, offering for retail sale convenience items within a specific neighborhood, or largely selling to the motoring public. Typical uses include small food stores, drug stores, souvenir stores, bakeries, and variety stores largely selling tobacco, groceries, beverages, pharmaceutical, and personal care items, hardware, or printed matter.
- xvii) Contractor Services-Minor: development involving the provision of electrical, plumbing, heating, painting, and similar contractor services primarily to individual households, and the accessory sale of goods normally associated with contractor services, where all

materials are kept within a closed building, and there are no accessory manufacturing activities or fleet storage of more than 4 vehicles.

- xviii) Contractor Services-General: development involving the provision of building construction, landscaping, concrete mixing, excavation, drilling, paving/road construction, utilities, or similar services of a construction nature which require on-site storage areas for materials, construction equipment or vehicles normally associated with contractor services.
- xix) Custom Workshop: development involving the individual or customized assembly or fabrication of product or goods as opposed to the manufacturing or processing of standardized articles, and may include uses such as cabinet makers, tailors, taxidermy shops, upholstery shops, and sign making shops.
- xx) Daytime Childcare Services: a provincially licensed establishment providing for the care, supervision, protection and or education of children, but does not include the provision of overnight supervision. Uses typically include daycare centers, day nurseries, kindergartens, nursery schools and play schools.
- xxi) Drive-through Vehicle Services: development which facilitates the rapid cleaning, lubrication, maintenance, or repair to motor vehicles, where the customers typically remain within the vehicle or on the premises. Typical uses include car washes, lubrication shops.
- xxii) Dwelling, Single-detached: development consisting of a single-detached residential building with one dwelling unit and located on a lot with no other dwelling units. Typically associated with a single-family residence. This definition includes approved RTM's and Modular dwellings but excludes mobile and manufactured dwellings, as herein defined;
- RTM- ready to move home similar in quality and presentation to a stick built home with the only distinction being that such a home was stick built on the builder's site pursuant to the requirements of the National Building Code and moved to the site as a complete unit.
  - Modular-is constructed of pre-fabricated parts, unit modules and/or finished sections built in a factory, and which are transported to the site for assembly on a fixed approved foundation which complies with the requirements of the National Building Code. Modular homes have similar quality and presentation as stick built homes.
  - Manufactured Home- is a factory-built one or two section dwelling 16 to 22 feet in width conforming to CSA Standard CAN/CSA-Z240 and A277 and which are transported to the site for placement on a fixed approved foundation which complies with the requirements of the National Building Code. Although generally not built to the same standard as a modular home, Manufactured Homes are built to a higher standard, and maintain a higher quality and presentation than Mobile Homes.

- *Mobile Home*- is a transportable, factory-built one section dwelling 16 to 20 feet in width conforming to CSA Standard CAN/CSA-Z240 and A277 and which is capable of being towed on it's own wheels and steel chassis and anchored on a site in a mobile home park/subdivision for year round occupancy.
- xxiii) *Dwelling, Semi-detached*: development consisting of a residential building divided vertically into two attached dwelling units by a common wall extending from the foundation to the roof line, each having it's own separate entrance at grade. Typically associated with a two-family residence.
- xxiv) *Dwelling, Duplex*: development consisting of a residential building divided horizontally into two dwelling units, each unit maintaining its own private entrance at grade. Typically associated with a two-family residence.
- xxv) *Dwelling, Townhouse/Rowhouse*: development consisting of a residential building divided vertically into three or more attached dwelling units by a common wall extending from the foundation to roof, each maintaining its own separate entrance at grade. Typically associated with a multi-family residence.
- xxvi) *Dwelling, Multi-unit*: development consisting of a residential building for occupancy by three or more families living independently of each other and containing three or more dwelling units. Typically associated with a town house, triplex, fourplex, or apartment.
- xxvii) *Dwelling, Accessory/Secondary*: development consisting of a second dwelling unit on a single-detached site and includes a suite located in an existing principle (single-family) dwelling, or a dwelling developed as a separate (accessory) building located on the same lot as the principle (single-family) dwelling.
- xxviii) *Eating and Drinking Establishments*: a building or part of a building where food and/or beverages are offered for sale to the public for consumption within the building or on the same site. Typical uses include hotel/motel dining rooms, restaurants, lounges, taverns, beverage rooms, nightclub, and banquet facilities.
- xxix) *Extended Medical Treatment Services*: development which provides room, board, surgical, or other medical treatment for the sick, injured, or infirmed including out-patient service, and accessory staff residence. Typical uses include hospitals, nursing homes, auxiliary hospitals, and detoxification centers.
- xxx) *Exhibition and Convention Facilities*: development providing permanent facilities for meetings, seminars, conventions, product and trade fairs, circuses and other exhibitions. Typical uses include exhibition grounds and convention centers.
- xxxi) *Family Child Care Home*- The principle place of residence of a family child care provider and shall further mean a provincially licensed place where the care and supervision of not less than three and not more than twelve children (including the children of the caretaker) who do not reside on the premises, is provided for less than 24 hours per day by a person or persons other than a parent or parents of said children, for compensation.

- xxxii) Fast Food Service: development which provides drive through eating and drinking services for motoring customers, and may include an area for on-site consumption of food within a vehicle. May be accessory to an eating and drinking establishment.
- xxxiii) Financial and Office Support Services: development involving the provision of professional, management, administrative, consulting, financial services, and general business, but does not include health or government services. Typical uses include offices for real estate and insurance firms, law offices, employment agencies, banks and financial institutions.
- xxxiv) Fleet Services: development providing for a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long term lease. Typical uses include taxi services, bus line, messenger, and courier service. This use class does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3000 kg.
- xxxv) Funeral Services: development providing for the preparation of the deceased for burial, or cremation, and the holding of funeral services. Typical uses include funeral homes and undertaking establishments.
- xxxvi) Group Care facility: a supervised residential building, licensed or approved under provincial statute, for the accommodation of individuals who may physically challenged, aged, disabled, or in the need of supervision, and are provided appropriate living services in accordance with their needs.
- xxxvii) General Retail Stores: development involving the retail sale of goods, wares, merchandise, substances, or any other lawful article, including the storage of limited quantities of product sufficient to service such store.
- xxxviii) Government Services: development which provides for municipal, provincial, or federal government services, directly to the public. Typical uses include taxation offices, courthouse, City hall, Postal centers, Manpower and employment centers, liquor stores, and travel information centers.
- xxxix) Health Services: development providing for physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical and dental offices, health clinics, and counseling services. This use class does not include Extended Medical Treatment Services.
- xl) Household Repair Services: development facilitating the repair of normal household goods, equipment, and appliances. Typical uses include radio, television, electronic, and appliance repair shops, but do not include personal service shops or custom workshops.
- xli) Home-Based Business: an occupation, profession, business activity, or other non-residential use conducted for monetary gain in a residential dwelling or accessory building located in a residential zone, where the occupation, profession, business activity or non-

residential use is clearly incidental and secondary to the use of the dwelling or accessory building for residential living and related purposes.

- xlii) Hotels: development providing rooms or suites for transient lodging accommodations where the rooms have access from a common interior corridor. Hotels may include eating and drinking establishment, personal service establishments, meeting rooms, and swimming pools as an accessory use.
- xliii) Industrial Vehicle and Equipment Sales/Rentals: development facilitating the sale, rental, repair, or servicing of vehicles, machinery, or mechanical equipment typically used in building roadways, pipelines, oilfield, and mining, construction, manufacturing, assembling and processing operations and agricultural production. This use class does not include agricultural oriented operations, or truck and mobile home sales/rentals.
- xliv) Industrial uses-Heavy: development intended to accommodate one or more of the following activities;
  - a) the processing of raw materials;
  - b) the manufacturing or assembling of semi-finished or furnished goods, products, or equipment;
  - c) the cleaning, servicing, repairing, or testing of materials, goods, and equipment normally associated with industrial or commercial businesses or cleaning, servicing, and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
  - d) the storage and transshipping of materials, goods, and equipment associated with personal or household uses, where such operations have impacts that would make them incompatible in non-industrial districts.
  - e) the distribution and wholesale sale of materials, goods, and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sales use classes defined in this bylaw, for resale to individual customers.

Any indoor display, office, technical, or administrative support areas or any retail sale operations shall be accessory to the general industrial use activities identified above.

- xlv) Industrial uses-Noxious: development by which the nature of the use may be offensive by virtue of its appearance, large size, or operational characteristics such as noise, vibration, odor, dust, or smoke. Typical uses include grain elevators, abattoirs, asphalt mixing plants, salvage yards for autos and equipment, and storage yards for waste or recycling products.
- xlvi) Industrial Storage uses: development exclusively involving the outdoor storage of industrial goods, equipment, and materials where such storage does not involve the erection of permanent buildings or structures (other than a fence), or any material alteration of the land. Typical uses include storage of vehicles or equipment, aggregates, building supplies, construction material, farm machinery, unoccupied mobile homes, oil and gas equipment.

- xlvi) *Kennels*: development providing for the accommodation, boarding and commercial breeding of small domestic animals including uses associated with the shelter and care of small animals, such as grooming, training, and exercise.
- xlviii) *Manufactured Home Park*: a lot or group of lots under common ownership or management for the placement of two or more manufactured homes.
- xliv) *Mobile Home Park*: a lot or group of lots under common ownership or management for the placement of two or more mobile homes.
- l) *Mobile Home Site*: a defined parcel of land within a mobile home park intended for the exclusive placement and use of a single mobile home.
- li) *Mobile Home Subdivision*: a lot or group of lots under individual ownership for the placement of mobile homes.
- lii) *Major Veterinary Services*: development providing for the care and treatment of animals where such services primarily involve inpatient care and major medical procedures involving hospitalization for extended periods of time. Typical uses include animal hospitals and shelters.
- liii) *Motels*: development providing rooms or suites for transient or temporary lodging accommodations where each room or suite has an outside exterior access. Motels may include eating and drinking establishments, personal service establishments, and swimming pools as accessory uses.
- liv) *Outdoor Participant Recreational Services*: development involving outdoor recreational facilities which are available to the public at large. Typical uses include activity parks, golf courses, sports fields, racquet courts.
- lv) *Parking Structures and Lots*: development involving a principle building or area of land designed and exclusively used for vehicle parking.
- lvi) *Place of Worship*: development used by a religious affiliation for worship and related religious, philanthropic, or social activities and includes as accessory uses, rectories, meeting rooms, and classrooms. This use class does not include public education services and/or commercial schools.
- lvii) *Personal Service Establishment*: development providing personal services to an individual, relating to the care and appearance of the body, or the cleaning and repair of personal effects. Typical uses include hairstylists, barbershops, beauty salons, tanning salons, dressmakers/tailors, shoe repair shops, laundromats, and dry-cleaning establishments.
- lviii) *Private Clubs*: development providing for the meeting, social, health, cultural, or recreational activities of members of a non-profit philanthropic, social science, athletic, business, or fraternal organization, without on-site residences. Includes rooms for eating, drinking, and assembly.

- lix) Professional Offices: development providing for professional services, but does not include financial support services, health services, or government services. Typical uses include the offices of lawyers, Architects, Accountants, and Engineers.
- lx) Protective and Emergency Services: development providing for the public protection of persons and properties from injury, harm, or damage, together with the incidental storage of emergency equipment, and facilities. Typical uses include police stations, fire stations, ambulance stations, and ancillary training facilities.
- lxi) Planned Group of Business Units: a development of more than one principle commercial or industrial building on a lot with common areas for access/parking including common utilities [water, sanitary sewer, storm sewer and solid waste disposal]. Generally associated with rental accommodation or separately titled units registered under a condominium corporation.
- lxii) Planned Group of Dwelling Units: a development of more than one principle residential building on a lot designed with common areas for access/parking including common utilities [water, sanitary sewer, storm sewer and solid waste disposal]. Generally associated with rental accommodation or separately titled units registered under a condominium corporation.
- lxiii) Public Education Services: development which is publicly supported or subsidized and involves public assembly for educational, training, or instruction purposes and includes the administrative offices as an accessory use. Typical uses include Public and Separate Elementary and High schools. This use class does not include commercial schools.
- lxiv) Public Libraries and cultural exhibits: development facilitating the collection of literary, artistic, musical, and similar reference materials in the form of books, manuscripts, recordings, and films for public use; or the collection, preservation and public exhibition of works or objects of historical significance, or artistic value. Typical uses include libraries, museums, art galleries, and exhibition halls.
- lxv) Public Utility Infrastructure: development for public utility purposes which is necessary for conduction an essential public service by a government of public utility agency. Typical uses include gas regulating stations, pumping stations, power transformers, telephone exchanges, snow dumping sites, water reservoirs, sewage facilities, surface reservoirs, and storm runoff detention/retention basins. This use class does not include offices, warehouses, or storage yards, or any operation which may be offensive or noxious due to the nature of the use.
- lxvi) Public Utility: a system, works, plant, equipment, or service, operated by or for the City, or by a corporation under a federal or provincial statute, which furnishes services and facilities to the inhabitants of the City, including but not limited to:
- systems for the production or distribution of electricity;
  - systems for the distribution of natural gas;
  - facilities for the storage, transmission, treatment, distribution or supply of water;
  - facilities for the collection, treatment, movement or disposal of sanitary sewage;

- facilities for the collection, treatment, and movement of storm sewage;
- telecommunication distribution lines.

Ixvii) Radio and Television Studios: development for the production of and/or broadcasting of audio/visual programming. Communication structures are an associated accessory use.

Ixviii) Recreational Vehicle Sales/Rentals/Service: A development used for sale or rental of new or used recreational vehicles, together with incidental maintenance services and the sale of parts and accessories;

- Minor-includes smaller recreational vehicles such as snow machines and motorcycles;
- Major-includes larger recreational vehicles such as motor homes, campers/trailers.

Ixix) Residential Bed & Breakfast: development consisting of an owner-occupied residential dwelling which provides short term lodging and meals to the general public.

Ixx) Residential Care Facility: A licensed or approved care facility governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision, assistance essential for sustaining the activities of daily living or for the protection of the individual in which the number of residents, excluding staff is five (5) or more.

Ixxi) Residential Care Home: a licensed or approved care home governed by Provincial regulations which is the primary place of residence of the care provider, that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual in which the number of residents, excluding staff, does not exceed four (4).

Ixxii) Rooming/Boarding House: a residential dwelling with two or more rooms that are rented or designed to be rented by longer term residents, but which rooms do not constitute separate dwelling units.

Ixxiii) Senior Citizen Housing: development involving a residential building containing two or more dwelling units in which the dwelling units are arranged in a horizontal or vertical configuration, designed for exclusive use by senior citizens.

Ixxiv) Sheltered Workshop: a commercial development providing employment to persons having a physical, mental, or social handicap.

Ixxv) Shopping Center: development involving a building or group of buildings with four or more permitted or discretionary uses located together for their mutual benefit, including the use of off-street parking and other joint facilities/common utilities.

Ixxvi) Spectator Entertainment Establishment: development providing facilities within an enclosed building specifically intended for live, theatrical, musical, or dance



performances; or the showing of motion pictures. Typical uses include theaters, cinemas, and concert halls.

lxxvii) Spectator Sports Establishment: development intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include stadiums, coliseums, animal, and vehicle race tracks.

lxxviii) Tourist Campsites: development planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers, and similar recreational vehicles, but which is not used for year round storage or residential purposes. Typical uses include trailer parks, campsites, and tenting grounds.

lxxix) Warehouse Sales: development providing for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size and nature of the goods being sold typically require large floor areas for display to customers. Goods usually include building materials, food, farm supplies, furniture, carpet, and appliances.

## **SECTION 3; ADMINISTRATION & ENFORCEMENT**

### **3.1 PURPOSE**

The purpose of this section is to;

- a) establish the duties of officers and boards that will administer this bylaw;
- b) establish procedures and requirements for;
  - (i) issuing permits required under the bylaw;
  - (ii) discretionary use applications;
  - (iii) amendments to the bylaw, including the text and zoning map;
  - (iv) development and subdivision appeals;
- c) establish requirements for the general administration and enforcement of the bylaw.

### **3.2 AUTHORITY & RESPONSIBILITY OF THE DEVELOPMENT OFFICER**

- a) The office of the Development Officer is hereby established;
- b) The Development officer shall administer the Zoning bylaw, and in the performance of duties, the Development officer shall:
  - i) Administer, interpret and maintain records associated with this Bylaw;
  - ii) Receive and deal with all applications for development;
  - iii) Receive and process applications for discretionary uses and make recommendations to Council;
  - iv) Receive and process applications for amendments to this bylaw and make recommendations to Council;
  - v) Maintain and keep records all development applications, amendments, and decisions;
  - vi) Conduct inspections of property to obtain information relating to violations and to ensure compliance with the bylaw;
  - vii) Investigate complaints and alleged violations of this bylaw and initiate lawful action necessary to insure compliance with or prevent violation of this bylaw;
  - viii) perform other duties as assigned under this bylaw.
- c) In the performance of duties, the Development Officer may be assisted by other officers and employees.

### **3.3 DEVELOPMENT APPEALS BOARD**

- a) The Development Appeals Board of the City of Estevan is hereby established.
- b) the Development Appeals Board shall be comprised of six (6) persons who shall be appointed in accordance with Section 214 of the *Planning and Development Act, 2007*.

- c) Any decision of the Development Appeals Board may be further appealed to the Saskatchewan Municipal Planning Appeals Committee in accordance with the provisions of the Act.

### **3.4 DEVELOPMENT PERMIT**

- a) Except as specifically exempted by this bylaw, no development of a permitted use shall commence without a development permit and building permit (where required) first being applied for and obtained.
- b) Notwithstanding subsection 3.4a) above, an approved building permit for single-detached, semi-detached, and duplex residential dwellings and accessory uses and structures issued pursuant to the City of Estevan Building Bylaw, shall constitute a development permit.
- c) No development of a discretionary use shall commence without a development permit and building permit (where required) first being applied for and obtained.
- d) A development permit shall not be issued for a permitted or discretionary use which is in contravention of this bylaw, the official community plan, or any other bylaw provision or policy of the City of Estevan.

### **3.5 DEVELOPMENT PERMIT APPLICATION PROCEDURES**

- a) Applications for a Development permit shall be made to the Development Officer on a prescribed form, and shall be accompanied by the following;
  - (i) any information, plans, drawings, as may be reasonably required by the Development officer to ensure compliance with the provisions of this bylaw, the Official Community plan, or any other bylaw requirement of the City of Estevan;
  - (ii) an application fee as herein prescribed in this Bylaw.
- b) The Development officer shall receive and review all development permit applications, and shall:
  - (i) issue a Development permit for those applications which constitute permitted uses in a zone, and which conform with this bylaw, the Official Community plan, and the Act.
  - (ii) Refer and recommend to Council all development applications which constitute discretionary uses of a zone.
  - (iii) Issue a development permit for a discretionary use application which has been approved by Council, including any specific development standards prescribed by Council.
  - (iv) Incorporate in the development permit any special requirements/regulations, performance standards, or development standards with which the development shall

comply, and which are consistent with this bylaw, the Official Community plan, and or any other bylaw or regulation.

(v) refer any application for development of permitted or discretionary uses to any municipal officer or business division, or Provincial or Federal agency, where in the opinion of the Development officer such referral is appropriate.

(vi) notify the applicant by registered mail or personal service to the reasons for denying, suspending, or revoking a development permit.

c) Approved Developments shall commence within one (1) year of the date of the development permit, failing which the development permit shall cease to be valid.

### **3.6 DEVELOPMENT PERMIT EXEMPTIONS**

*No development permit shall be required for the following;*

a) Maintenance, Repair or Building renovations provided that such work does not involve structural alterations, an increase in the number of dwelling units, an increase in gross leasable floor area, a change in yard setbacks, or a change in use; and further provided a Building Permit, where required has been obtained;

b) The completion of a building or structure lawfully under construction at the date of approval of this bylaw provided that:

(i) It is completed in compliance with approved development and building permits; and

(ii) Construction or reconstruction is commenced within 6 months of the date of the last permit issued, relating thereto;

c) Garages, carports, and storage sheds, and other structures which are accessory to single-detached, semi-detached, or duplex dwellings, provided a building permit is obtained and minimum setbacks maintained.

d) the use of any existing building referred to in b(ii) above, for the purpose of which construction was originally undertaken.

e) the maintenance, repair, and establishment of public works, services and utilities carried out by or on behalf of public authorities.

f) the erection, construction, maintenance, or other alteration of any gate, fence, or other means of enclosure.

### **3.7 DEVELOPMENT STANDARDS APPLICABLE TO DISCRETIONARY USES**

a) The following general development standards shall be taken into consideration during the evaluation of a discretionary use application, and shall form the basis for either approving or

denying the application, or prescribing specific development standards as may be directed by Council in issuance of approval:

- i) the development is not to be detrimental to either the health, safety, or general welfare of persons residing or working in the area;
  - ii) the development is to be compatible with development in the immediate area and not to directly conflict with adjacent land uses;
  - iii) the development is not to conflict with the policies of the official Community plan, or the provisions of the zoning bylaw, or any other known bylaw, standard, regulation, or statute;
  - iv) the development will be consistent in maintaining the objectives and in keeping with the intent of the zone, in which the use is proposed;
  - v) The development will be consistent with Provincial land use policies and statements of Provincial interest.
- b) Any specific development standards which may be prescribed by Council in their discretionary use approval shall be consistent with the general development standards prescribed in section 3.7 a) above, and may relate to the following;
- i) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings;
  - ii) the accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading;
  - iii) the safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odor;
  - iv) any treatment given, as determined by Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs;
  - v) approval of the use for a limited time.

### **3.8 NOTICE OF DISCRETIONARY USE APPLICATION**

- a) Prior to a discretionary use application being considered by Council, the Development officer shall;
- i) cause a notice of the development proposal to be published once in the local newspaper, at the expense of the applicant, and;
  - ii) cause a notice of the discretionary use to be sent to all assessed property owners located within a 75 meter radius of the site, and to any other adjacent property owner who the Development Officer considers may be affected.

- b) In considering an application pursuant to 3.8 a) above, Council will provide an opportunity to any interested person(s) to make representation on the proposal, and shall take into account such representations in evaluating the suitability of the proposal or prescribing standards.

### **3.9 ZONING BYLAW AMENDMENTS & PARCEL REZONING**

- a) The zoning bylaw amendment process shall apply to amendments to the text of the zoning bylaw and the zoning map, and shall be undertaken in accordance with the policies of the Official Community plan, and applicable provisions of the Planning and Development Act, 2007.
- b) Where a Zoning bylaw amendment is sought by a member of the general public, the applicant shall first meet with the Development Officer prior to submitting the application, to discuss informally;
  - i) requirements of the section, and;
  - ii) the nature of the proposed amendment.
- c) Any person(s) may apply to Council to have this bylaw amended, and every person doing so shall;
  - i) complete a application prescribed by the Development Officer;
  - ii) pay a non-refundable application fee as prescribed in the Bylaw;
  - iii) submit a written statement stating the reasons for the amendment;
  - iv) submit other information as may be required in accordance with the Official Community Plan or by the Development officer to assist in evaluating the application.
- d) The Development officer shall evaluate all amendment applications based on the review criteria established in the Official Community Plan and any other provisions deemed appropriate and necessary.
- e) Council shall consider all applications for amendments upon receiving and reviewing a report on the proposed amendment from the Development Officer which report shall include a summary of the request pursuant to subsection b).
- f) Council may initiate an amendment to this bylaw in order to bring this bylaw into conformity with the Official Community Plan, or respond to applications or changing conditions or needs of the municipality.
- g) Any application for amendment which has been denied by Council cannot be resubmitted for a period of 12 months from the date of the Council's decision.

### **3.10 CONTRACT ZONING**

- a) Subject to the contract zoning provisions contained within the Official Community Plan and Planning and Development Act, the City may enter into contract zoning for the purpose of rezoning a specific property or site(s) to allow a specific proposal to be undertaken.

- b) Any parcel of land which is subject to a contract zoning agreement entered into shall be so indicated on the Zoning map with the addition of a 'C' symbol following its zoning designation.

### **3.11 APPEAL PROCEDURES**

- a) In accordance with the provisions and procedures of appeal as contained within the Planning and Development Act, 2007, any person affected may appeal to the Development Appeals Board.
- b) Zoning Appeals

A person affected may appeal to the Development Appeals Board if there is;

- i) An alleged misapplication of a zoning bylaw in the issuance of a development permit;
- ii) Prescribed development standards or conditions on a discretionary use approval;
- iii) A refusal to issue a development permit because it would contravene the zoning bylaw; or
- iv) An enforcement order issued pursuant to the Act.

There shall be no appeal if a development permit was refused on the basis that the use for which the development permit was sought;

- vi) Is not a permitted use or a permitted intensity of use;
- vii) Is a discretionary use or a discretionary intensity of use that has not been approved by Council;
- viii) Is a prohibited use.

### **3.12 ENFORCEMENT**

- a) Enforcement of this Bylaw, or any permit, regulation or requirement related to this bylaw or the Act shall be carried out in accordance with the provisions and procedures established in the Planning and Development Act, 2007.

### **3.13 OFFENSES AND PENALTIES**

- a) Any person who violates any provision of this Bylaw is guilty of an offense and is liable on summary conviction to the penalties prescribed in the Planning and Development Act, 2007.

### **3.14 MINOR VARIANCES**

- a) Pursuant to the provisions of the Planning and Development Act, 2007, and the City's Official Community Plan, a proponent of development may apply to the Development officer requesting a variance to the minimum required setback of a building, structure, or part of a building, from a property line or another building on a lot, and such a request shall be accompanied by a written statement outlining the variance request and reasons in support of the application.

- b) A request for a minor variance approval shall be accompanied by an application fee as prescribed in the Bylaw.
- c) The Development officer shall consider all variance requests which meet the following criteria;
  - i) does not exceed 10% variation of the minimum required setback;
  - ii) development must conform to the zoning bylaw with respect to the use of land;
  - iii) the relaxation must not injuriously affect neighboring properties;
  - iv) the relaxation must not be in connection with contract zoning;
  - v) the relaxation must not be inconsistent with any provincial land use policies or statements of provincial interest.
- d) The Development Officer may approve the minor variance, or approve the minor variance subject to terms and conditions which are consistent with maintaining the purpose and intent of the minimum requirement established in the bylaw, or refuse the minor variance;
- e) Where an application for a minor variance is approved, the Development officer shall provide written notification by registered mail or personal service, to the applicant and all assessed owners of property having a common boundary with the applicant's land, and this written notice shall;
  - i) contain a summary of the application for minor variance;
  - ii) provide a reason for and an effective date of the decision;
  - iii) indicate that an adjoining assessed owner may, within 20 days, lodge a written objection with the development officer; and
  - iv) where there is an objection described in iii), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.
- f) A decision approving a minor variance, with or without terms and conditions, does not take effect;
  - i) in the case of a notice sent by registered mail until 23 days from the date the notice was mailed; or
  - ii) 20 days from the date the notice was personally served.
- g) If the assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the municipality respecting the approval of the minor variance, within the time periods prescribed, the approval is deemed to be revoked and the development officer shall notify the applicant in writing of the revocation of approval, and the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving notice.
- h) If an application for a minor variance is refused or approved with terms and conditions by the Development Officer, the applicant may appeal to the Estevan Development Appeals Board within 30 days of the date of that decision.



### 3.15 PROPERTY ZONING MEMORANDUMS

Where a written request for a property zoning memorandum on a site is received with the prescribed fee amount prescribed in the Bylaw, the Development officer shall issue a property zoning memorandum stating whether the site development conforms to the zoning bylaw, and whether the development complies with any conditions made subject to any approved development permit. The memorandum may also include any additional site, servicing, building, or zone information that the development officer deems appropriate.

## **SECTION 4; LAND USE ZONING DISTRICTS**

### 4.1 PURPOSE

The purpose of this Section is to establish the various land use zones and outline the classes of development which are permitted and discretionary uses within these zones together with the applicable regulations which apply, thereby implementing the objectives of the Official Community Plan by accommodating various land uses and developments, ensuring compatibility amongst land use and development, and protecting and enhancing areas.

### 4.2 LAND USE DISTRICTS (ZONES)

The City is divided into the following Land use zones as shown on the map bearing the statement **“This is the Land use zoning map referred to in Bylaw No. 2010-1834.”** Such map shall form an integral part of this Bylaw.

#### **Residential Zone Districts**

- R1-R1A Residential Low Density-Single-Detached
- R2 Residential Low Density Mix
- R3 Residential Medium Density
- R4 Residential High Density-Mixed use
- R5 Residential Mobile Home
- R6 Residential Manufactured Home Neighborhood
- R7 Residential Low Density-Acreage

#### **Commercial Zone Districts**

- C1 Commercial Downtown
- C2 Commercial Service
- C3 Commercial Arterial/Highway
- C4 Commercial Transitional
- C5 Commercial Shopping Center
- C6 Commercial Health Services
- C7 Commercial Neighborhood Convenience

### **Industrial Zone Districts**

- M1 Industrial Light
- M2 Industrial Heavy
- M3 Industrial Business Park-Mixed Use

### **Special Use Zone Districts**

- UH Urban Holding
- RD Restricted Development
- IN Institutional
- NA Natural
- FW Floodway
- RZ Railway

### **Overlay Zone Districts**

- C Contract
- ff Flood fringe overlay
- ES Environmentally Sensitive overlay

## **RESIDENTIAL ZONES**

### **4.3 RESIDENTIAL LOW DENSITY-SINGLE-DETACHED ZONE (R1/R1A)**

#### **a) Intent**

The intent of the residential low density-single detached zone is to provide areas suitable for the development of single detached dwellings and related low-intensive uses, thereby providing stable, low density residential areas with safe and convenient access to schools, parks, and other neighborhood amenities/facilities.

Areas zoned R1A provide for alternative (non-traditional) styles/innovative forms of single detached housing which can be accommodated on more compact lot sizes with reduced setback requirements. Such districts may also be applied in older established [infill] neighborhood areas which are proposed for redevelopment/revitalization.

#### **b) Permitted Uses**

- i) Single-detached dwellings
- ii) Home-based businesses
- iii) Public Utility Infrastructure

#### **c) Discretionary Uses**

- i) Accessory/Secondary Suites
- ii) Daytime Childcare Services
- iii) Group Care Facility

- iv) Outdoor Participant Recreational Services
- v) Places of Worship
- vi) Public Education Services

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for all Residential land use zones as prescribed in Section 6 shall apply to developments in this zone.

**4.4 RESIDENTIAL LOW DENSITY-MIX ZONE (R2)**

**a) Intent**

The intent of the residential low density mix zone is to provide areas suitable for low density residential development involving a mix of low-density residential dwelling types as well as complimentary uses which tend to serve one or more residential neighborhoods. The zone may be applied to separate the lowest density residential areas from higher density residential areas by creating a transitional residential area which provides for a mix of low-density housing types and complimentary uses.

**b) Permitted uses**

- i) Single-detached Dwellings
- ii) Semi-detached Dwellings
- iii) Duplex Dwellings
- iv) Public Utility Infrastructure
- v) Home-based businesses

**c) Discretionary uses**

- i) Accessory/Secondary Suites
- ii) Public Education Services
- iii) Outdoor Participant Recreation Services
- iv) Daytime Child-care services
- v) Group care facilities
- vi) Private Clubs
- vii) Places of Worship
- viii) Public Libraries and Cultural Exhibits
- ix) Rooming/Boarding Houses

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for all Residential land use zones as prescribed in Section 6 shall apply to developments in this zone.

#### **4.5 RESIDENTIAL MEDIUM DENSITY ZONE (R3)**

##### **a) Intent**

The intent of the residential medium density zone is provide suitable areas for the development of a wide range of residential housing types, in addition to select complimentary uses, but focusing on those types of medium density multi-family dwellings which will be better served along or adjacent to arterial and collector streets. The zone will provide for areas of higher population concentrations which have enhanced access to major streets, community facilities and services.

##### **b) Permitted uses**

- i) Town/Row House Dwellings
- ii) Semi-detached dwellings
- iii) Duplex Dwellings
- iv) Single detached dwellings
- v) Multiple-unit Dwellings
- vi) Planned Group of Dwelling units
- vii) Senior Citizen Housing
- viii) Public Utility Infrastructure
- ix) Home-Based Businesses

##### **c) Discretionary uses**

- i) Accessory/Secondary Suites
- ii) Daytime Childcare Services
- iii) Group Care Facilities
- iv) Places of Worship
- v) Private Clubs
- vi) Rooming/Boarding Houses
- vii) Residential Bed and Breakfast

##### **d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.

- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Residential land use zones as prescribed in Section 6 shall apply to developments in this zone.

#### **4.6 RESIDENTIAL HIGH DENSITY MIXED-USE ZONE (R4)**

##### **a) Intent**

The intent of the residential high density mixed use zone is to provide suitable areas for high density residential development with a mix of low density commercial development in areas adjacent to the downtown commercial area and along certain major arterial/collector streets. The zone will preserve the residential character of such areas, encourage redevelopment, and create a transitional buffer separating lower density residential areas from more intensive commercial areas.

##### **b) Permitted Uses**

- i) Townhouse/Rowhouse dwellings
- ii) Duplex dwellings
- iii) Semi-detached dwellings
- iv) Multiple-unit dwellings
- v) Single detached dwellings
- vi) Senior Citizen Housing
- vii) Planned Group of Dwelling Units
- viii) Dwelling units containing any one or more of the following commercial uses within the first floor;
  - Daytime Child-care Services
  - Financial and Office Support Services
  - Government Services
  - Health Services
  - Personal Service Establishments
  - Professional Offices
- ix) Public Utility Infrastructure
- x) Home-Based Businesses

##### **c) Discretionary Uses**

- i) Any use listed in subsection 4bviii), exclusive of the residential component.
- ii) Accessory/Secondary Suites
- iii) Convenience Retail Stores
- iv) Business Support Services
- v) Commercial Recreational Services
- vi) Custom Workshop
- vii) Group Care Facility
- viii) Household Repair Services

- ix) Places of Worship
- x) Private Clubs
- xi) Commercially Converted Dwellings

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General Regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General development regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.
- iv) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all commercial developments in this zone.

**4.7 RESIDENTIAL MOBILE HOME ZONE (R5)**

**a) Intent**

The intent of the Residential “Mobile Home” zone is to provide suitable areas for the development of mobile home parks/subdivisions, with complimentary uses thereby creating an alternate residential living environment which meets adequate standards and is high quality, safe, and efficient.

**b) Permitted uses**

- i) Mobile Homes
- ii) Manufactured Homes
- iii) Home-Based Businesses
- iv) Public Utility Infrastructure

**c) Discretionary uses**

- i) Convenience Retail Stores
- ii) Daytime Child-care Services
- iii) Group Care Facilities
- iv) Outdoor Participant Recreational Services
- v) Places of Worship
- vi) Mobile Home Parks and Subdivisions

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.

- ii) The General Regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General development regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.
- iv) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all commercial developments in this zone.

#### **4.8 RESIDENTIAL MANUFACTURED HOME NEIGHBORHOOD ZONE (R6)**

##### **a) Intent**

The intent of the Residential Manufactured Home Neighborhood zone is to provide suitable areas for the development of privately/publicly initiated, comprehensively designed neighborhood subdivisions primarily devoted to high quality/aesthetically pleasing factory built single family homes which are built to established architectural standards and further providing for complimentary uses which support the needs of the residential neighborhood.

##### **b) Permitted uses**

- i) Manufactured Homes
- ii) Home-Based Businesses
- iii) Public Utility Infrastructure

##### **c) Discretionary uses**

- i) Planned Group of Dwelling units
- ii) Accessory/Secondary Suites
- iii) Convenience Retail Stores
- iv) Daytime Child-care Services
- v) Group Care Facilities
- vi) Outdoor Participant Recreational Services
- vii) Places of Worship

##### **d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General Regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General development regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.
- iv) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all commercial developments in this zone.

**e) Special Regulations**

- i) Mobile Homes are strictly prohibited in the zone.
- ii) All areas zoned for Residential Manufactured Home Neighborhood shall be subject to the Developer's preparation, implementation, and adoption of Architectural Controls which are approved by the City.

**4.9 RESIDENTIAL LOW DENSITY-ACREAGE ZONE (R7)**

**a) Intent**

The intent of the Residential Low-Density Acreage zone is to recognize and provide for the development of Single-detached residential parcels which exceed one half acre in size and are located around the periphery of the built up urban area and typically do not have availability or access to a full range of municipal services and/or infrastructure.

**b) Permitted Uses**

- i) Single-detached Dwellings
- ii) Home-Based Businesses

**c) Discretionary Uses**

- i) Accessory/Secondary Suites

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General Regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General development regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.

**e) Special Regulations**

- i) Mobile Homes are strictly prohibited in the zone.

**COMMERCIAL ZONES**

**4.10 COMMERCIAL DOWNTOWN ZONE (C1)**

**a) Intent**



The intent of the Downtown Commercial zone is to provide suitable areas for facilitating and encouraging diverse types of commercial development, businesses, and services, and to further create/maintain a central high value/high density area of commercial and related activity which is aesthetically attractive, functional, and accommodating.

**b) Permitted Uses**

- i) Automobile Gas Bar
- ii) Automobile Service Station
- iii) Business Support Services
- iv) Commercial Entertainment Services
- v) Commercial Schools
- vi) Convenience Retail Stores
- vii) Custom Workshop
- viii) Eating and Drinking Establishments
- ix) Financial and Office Support Services
- x) General Retail Stores
- xi) Governmental Services
- xii) Health Services
- xiii) Household Repair Services
- xiv) Personal Service Establishments
- xv) Professional Offices
- xvi) Protective and Emergency Services
- xvii) Public Libraries and cultural exhibits
- xviii) Public Utility Infrastructure
- xix) Radio and Television studios
- xx) Spectator Entertainment Establishments

**c) Discretionary uses**

- i) Automobile service and Repair
- ii) Daytime Child-care services
- iii) Fast Food Services
- iv) Fleet Services
- v) Parking Structures and Lots
- vi) Places of Worship
- vii) Private Clubs
- viii) Residential Dwelling units including those located above the first floor of permitted and discretionary units.
- ix) Recreational Vehicle Sales/Rentals/Service-Minor
- x) Senior Citizen Housing
- xi) Shopping Centers
- xii) Hotels

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.

- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.
- iv) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all commercial developments in this zone.

#### **4.11 COMMERCIAL SERVICE ZONE (C2)**

##### **a) Intent**

The intent of the Commercial service zone is to provide suitable areas adjacent to and beyond the periphery of the Downtown Commercial zone primarily intended for the development of commercial service and vehicle oriented uses which are compatible and compliment the uses of the Downtown Commercial Zone.

##### **b) Permitted uses**

- i) Automobile Gas Bar
- ii) Automobile Service Stations
- iii) Automobile Service and Repair
- iv) Automobile and Minor Recreation Vehicle Sales/rentals/service
- v) Business Support Services
- vi) Commercial Entertainment Services
- vii) Commercial Schools
- viii) Commercial Recreational Services
- ix) Contractor Services-Minor
- x) Drive-through Vehicle Services
- xi) Eating and Drinking Establishments
- xii) Financial and Office Support Services
- xiii) Household Repair Services
- xiv) Parking Structures and Lots
- xv) Professional Offices
- xvi) Protective and Emergency Services
- xvii) Public Utility Infrastructure
- xviii) Radio and Television Studios
- xix) General Retail Stores

##### **c) Discretionary Uses**

- i) Convenience Retail Stores
- ii) Custom Workshop
- iii) Daytime Child-care Services
- iv) Fast Food Service
- v) Fleet Services

- vi) Government Services
- vii) Health Services
- viii) Hotels/Motels
- ix) Places of Worship
- x) Private Clubs
- xi) Public Libraries and Cultural Exhibits
- xii) Recreational Vehicle Sales/Rentals/Service-Major
- xiii) Sheltered Workshop
- xiv) Warehouse Sales
- xv) Residential Dwelling Units including those above the first Floor of any building containing a permitted or discretionary use.

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all developments in this zone.

**4.12 COMMERCIAL ARTERIAL/HIGHWAY ZONE (C3)**

**a) Intent**

The intent of the Commercial Arterial Zone is to provide suitable areas adjacent to major street networks for uses which primarily serve the traveling public, or for development requiring direct access to major transportation routes, or requiring visible exposure, or requiring larger site areas for on-site parking and storage purposes. All such developments will be of a high standard which benefit the major entrances and routes into and within the City.

**b) Permitted Uses**

- i) Automobile Gas Bar
- ii) Automobile Service and Repair
- iii) Automobile Service Station
- iv) Automotive and Minor Recreation Vehicle Sales/Rentals
- v) Commercial Entertainment Services
- vi) Convenience Retail Stores
- vii) Custom Workshop
- viii) Drive-through Vehicle Services
- ix) Eating and Drinking Establishments
- x) Fleet Services
- xi) Fast Food Services
- xii) Hotels/Motels
- xiii) Personal Service Establishments

- xiv) Protective and Emergency Services
- xv) Public Libraries and Cultural Exhibits
- xvi) Public Utility Infrastructure
- xvii) Radio and Television Studios
- xviii) Recreational Vehicle Sales/Rentals/Service-Major
- xix) Warehouse Sales
- xx) Public Storage

**c) Discretionary Uses**

- i) Agricultural-Oriented Sales and Service
- ii) Auto-body Repair and Paint Shops
- iii) Business Support Services
- iv) Commercial Recreational Establishments
- v) Financial and Office Support Services
- vi) Funeral Services
- vii) General Retail Stores
- viii) Kennels
- ix) Major Veterinary Services
- x) Planned Group of Business Units
- xi) Professional Offices
- xii) Shopping Centers
- xiii) Spectator Sports Establishments
- xiv) Places of Worship
- xv) Dwelling units above the first floor of any building containing a permitted or discretionary use.

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all developments in this zone.

**4.13 COMMERCIAL TRANSITIONAL ZONE (C4)**

**a) Intent**

The intent of the Commercial transitional zone is to provide suitable areas for the development of low density, high quality commercial uses primarily consisting of professional, financial, and business offices. The zone is a transitional area of mixed use commercial and residential development which provides housing opportunities adjacent to the downtown periphery.

**b) Permitted Uses**

- i) Business Support Services
- ii) Convenience Retail Stores
- iii) Commercial Entertainment Establishments
- iv) Commercial Schools
- v) Eating and Drinking Establishments
- vi) Financial and Office Support Services
- vii) Health Services
- viii) Household Repair Services
- ix) Personal Service Establishments
- x) Private Clubs
- xi) Professional Offices
- xii) Protective and Emergency Services
- xiii) Public Libraries
- xiv) Public Utility Infrastructure

**c) Discretionary Uses**

- i) Automotive and Minor Recreation Vehicle Sales/Rentals
- ii) Automotive Repair and Paint Shops
- iii) Daytime Child-care Services
- iv) Fast Food Services
- v) Commercially Converted Dwellings
- vi) Residential Dwellings including those located in the same building containing a permitted or discretionary use.
- vii) Accessory/Secondary Suites

**d) Regulations**

- ii) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- iii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iv) The General Regulations for Residential land use zones as prescribed in Section 6 shall apply to all residential developments in this zone.
- v) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all commercial developments in this zone.

**4.14 COMMERCIAL SHOPPING CENTER ZONE (C5)**

**a) Intent**

The intent of the Commercial Shopping Center zone is to provide suitable areas for the development of a group of commercial establishments which are conceived, designed,

developed, and/or managed as a cohesive unit, with common parking facilities and other services. The zone is an area of concentrated commercial uses outside the downtown zone.

**b) Permitted Uses**

- i) Automobile Gas Bar
- ii) Automobile Service and Repair
- iii) Automobile Service Station
- iv) Automotive and Minor Recreation Vehicle Sales/rentals
- v) Business Support Services
- vi) Commercial Entertainment Services
- vii) Convenience Retail Stores
- viii) Drive-through Vehicle Services
- ix) Eating and Drinking Establishments
- x) Financial and Office Support Services
- xi) General Retail Stores
- xii) Government Services
- xiii) Health Services
- xiv) Personal Service Establishments
- xv) Planned Group of Business Units
- xvi) Professional Offices
- xvii) Public Utility Infrastructure
- xviii) Shopping Centers
- xix) Warehouse Sales
- xx) Hotel/Motel

**c) Discretionary Uses**

- i) Daytime Child-care Services
- ii) Fast Food Service
- iii) Parking Structures and Lots.
- iv) Dwelling units above the first floor of any building containing a permitted or discretionary use.

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all developments in this zone.

**4.15 COMMERCIAL HEALTH CARE ZONE (C6)**

**a) Intent**

The intent of the Commercial Health care zone is to provide suitable commercial service areas which are either in the vicinity of a hospital site and which provide supporting health care and related services, or providing for areas oriented toward health care and other complimentary commercial uses and services which serve bordering neighborhoods.

**b) Permitted Uses**

- i) Eating and Drinking Establishments
- ii) Health Services
- iii) Professional Offices
- iv) Public Utility Infrastructure

**c) Discretionary Uses**

- i) Automobile Gas Bar
- ii) Senior Citizen Housing
- iii) Convenience Retail Services
- iv) Daytime Child-care Services
- v) Personal Service Establishments
- vi) Planned Group of Business Units
- vii) Residential dwelling units located in the same building containing a permitted or discretionary use.

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all developments in this zone.

**4.16 COMMERCIAL NEIGHBORHOOD CONVENIENCE ZONE (C7)**

**a) Intent**

The intent of the Commercial neighborhood convenience zone is to establish select areas within and/or adjacent to residential neighborhoods for developments offering commercial convenience services to local residents, while ensuring that such developments maintain and protect the integrity and character of residential neighborhoods.

**b) Permitted Uses**

- i) Convenience Retail Services
- ii) Personal Service Establishments

iii) Public Utility Infrastructure

**c) Discretionary Uses**

- i) Dwelling units located in the same building as a permitted or discretionary use of this zone.
- ii) Eating and Drinking Establishments
- iii) General Retail Stores
- iv) Places of Worship
- v) Private Clubs

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Commercial land use zones as prescribed in Section 7 shall apply to all developments in this zone.

**INDUSTRIAL ZONES**

**4.17 INDUSTRIAL LIGHT ZONE (M1)**

**a) Intent**

The intent of the light industrial zone is to provide suitable areas for development offering a range of Industrial and Service uses requiring a limited amount of outdoor storage and activity, but limiting those uses which by the nature or scale of their activity may be offensive by reason of size, noise, odor, vibration, or other noxious externalities. The zone will establish a transitional area between heavy industrial uses and other non-industrial land uses.

**b) Permitted Uses**

- i) Agricultural-Oriented Sales and service
- ii) Automobile Gas Bar
- iii) Automobile Service and Repair
- iv) Automobile Service Stations
- v) Automotive and Minor Recreation Vehicle Sales /Rentals
- vi) Auto-body Repair and Paint Shops
- vii) Communication Structures
- viii) Convenience Retail Stores
- ix) Contractor Services
- x) Custom Workshop
- xi) Drive-through Vehicle Services
- xii) Fleet Service



- xiii) Household Repair Services
- xiv) Kennels
- xv) Private Clubs
- xvi) Public Utility Infrastructure
- xvii) Radio and Television Studios
- xviii) Recreational Vehicle Sales/Rentals
- xix) Sheltered Workshop
- xx) Warehouse Sales

**c) Discretionary Uses**

- i) Business Support Services
- ii) Commercial Schools
- iii) Financial and Office Support Services
- iv) Industrial Vehicle and Equipment Sales/Rentals
- v) Industrial Uses-General
- vi) Industrial Storage uses
- vii) Major Veterinary Services
- viii) Caretaker dwelling accessory to a permitted or discretionary use
- ix) Places of Worship
- x) Planned Group of Business Units
- xi) Professional Offices
- xii) Protective and Emergency Services

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Industrial land use zones as prescribed in Section 8 shall apply to all developments in this zone.

**4.18 INDUSTRIAL HEAVY ZONE (M2)**

**a) Intent**

The intent of the heavy industrial zone is to provide areas suitable for a wide range of industrial and service activity, including those large industrial, processing, and manufacturing developments which by the nature or scale of their operations may be offensive and/or negatively impact other land uses, and further require special siting considerations with respect to their location and operations.

**b) Permitted uses**

- i) Agricultural-oriented Sales and Service

- ii) Automobile Gas Bar
- iii) Automobile Service and Repair
- iv) Automobile Service Stations
- v) Automotive and Minor Recreation Vehicle Sales/Rentals
- vi) Auto-body Repair and Paint Shops
- vii) Communication Structures
- viii) Contractor Services
- ix) Custom Workshop
- x) Drive-through Vehicle Services
- xi) Fleet Service
- xii) Household Repair Services
- xiii) Industrial Vehicle and Equipment Sales/Rental
- xiv) Industrial uses-General
- xv) Industrial Storage uses
- xvi) Kennels
- xvii) Major Veterinary Services
- xviii) Public Utility Infrastructure
- xix) Radio and Television Studios
  - xx) Recreational Vehicle Sales/Rentals
  - xxi) Sheltered Workshop
  - xxii) Warehouse Sales

**c) Discretionary Uses**

- i) Auctioning Establishments
- ii) Industrial uses-Noxious
- iii) Planned Group of Business Units
- iv) Professional Offices
- v) Private Clubs
- vi) Caretaker's dwelling accessory to a permitted or discretionary use
- vii) Railway and Ancillary Functions

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.
- iii) The General Regulations for Industrial land use zones as prescribed in Section 8 shall apply to all developments in this zone.

**4.19 INDUSTRIAL BUSINESS PARK ZONE (M3)**

**d) Intent**

The intent of the Industrial Business Park zone to provide areas which encourage and attract a wide range of Business and Industrial development/activity requiring access to complete utility services and infrastructure works while ensuring such sites are developed to a high standard of building/site design which incorporates aesthetically pleasing features including site landscaping.

**e) Permitted uses**

- i) Agricultural-oriented Sales and Service
- ii) Automobile Gas Bar
- iii) Automobile Service and Repair
- iv) Automobile Service Stations
- v) Automotive and Minor Recreation Vehicle Sales/Rentals
- vi) Auto-body Repair and Paint Shops
- vii) Commercial Schools
- viii) Communication Structures
- ix) Contractor Services
- x) Custom Workshop
- xi) Drive-through Vehicle Services
- xii) Fleet Service
- xiii) Household Repair Services
- xiv) Industrial Vehicle and Equipment Sales/Rental
- xv) Industrial uses-General
- xvi) Kennels
- xvii) Major Veterinary Services
- xviii) Public Utility Infrastructure
- xix) Professional Offices
- xx) Radio and Television Studios
- xxi) Recreational Vehicle Sales/Rentals
- xxii) Sheltered Workshop
- xxiii) Warehouse Sales

**f) Discretionary Uses**

- i) Auctioning Establishments
- ii) Industrial uses-Noxious
- iii) Industrial Storage Uses
- iv) Planned Group of Business Units
- v) Railway and Ancillary Functions

**d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

- iii) The General Regulations for Industrial land use zones as prescribed in Section 8 shall apply to all developments in this zone.

## **SPECIAL USE ZONES**

### **4.20 URBAN HOLDING ZONE (UH)**

#### **a) Intent**

The intent of the Urban Holding zone is to reserve/protect those lands required for future urban growth and development by regulating and limiting the present form and intensity of development, to ensure such lands can be future developed and serviced in a well-planned, orderly, and cost-efficient manner consistent with the policies of the City's Official Community plan.

#### **b) Permitted uses**

- ii) Agricultural Uses
- iii) Public Utility Infrastructure

#### **c) Discretionary uses**

- i) Communication Structures
- ii) Temporary Re-locatable [Residential] Trailer Camps
- iii) Outdoor participant recreational services
- iv) Single detached residential dwellings pursuant to subsection 4.2.1 e) ii).
- v) Industrial storage uses pursuant to section 4.2.1 e) iii).
- vi) Tourist campsites

#### **d) Regulations**

- i) The Administrative and Procedural Regulations prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

#### **e) Special Zone Regulations**

- i) No development or subdivision shall be approved unless the applicant can clearly demonstrate to Council that such development or subdivision will not prejudice future development, subdivision, or servicing of the land and/or adjacent land.
- ii) Single-detached residential dwellings proposed in the Urban Holding Zone shall only be considered for discretionary use approval in areas which have been designated for future residential land use, and further conform to the applicable provisions of this bylaw and the policies of the Official Community Plan.

- iii) Industrial storage development proposed in the Urban Holding Zone shall only be considered for discretionary use approval in areas which have been designated for future industrial land use, and further conforms to the applicable provisions of this bylaw and the policies of the Official Community Plan.

#### **4.21 INSTITUTIONAL ZONE (IN)**

##### **a) Intent**

The intent of the institutional zone is to provide suitable areas for the development of public owned/operated and/or community oriented service facilities, and to guide the development and redevelopment of such areas.

##### **b) Permitted Uses**

- i) Commercial Schools
- ii) Commercial Recreational Establishments
- iii) Extended Medical Treatment Services
- iv) Outdoor Participant Recreational Services
- v) Protective and Emergency Services
- vi) Public Education Services
- vii) Public Libraries and Cultural Exhibits
- viii) Public Utility Infrastructure

##### **c) Discretionary Uses**

- i) Cemeteries
- ii) Daytime Child-care Services
- iii) Group Care Facility
- iv) Health Services
- v) Places of Worship
- vi) Planned Group of Business units
- vii) Exhibition and Convention Facilities
- viii) Senior Citizen Housing
- ix) Spectator Sports Establishments
- x) Private Clubs

##### **d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

#### **4.22 NATURAL AREA ZONE (NA)**

##### **a) Intent**

The intent of the natural area zone is to establish those areas which have unique or sensitive environmental or natural characteristics/features worth preserving or enhancing. The zone provides for uses and developments which are compatible and non-detrimental to these areas.

##### **b) Permitted Uses**

- i) Outdoor Participant Recreational Services
- ii) Tourist Campsites
- iii) Public Utility Infrastructure

##### **c) Discretionary Uses**

- i) Private Clubs
- ii) Agricultural uses

##### **d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

#### **4.23 RESTRICTED DEVELOPMENT ZONE (RD)**

##### **a) Intent**

The intent of the Restricted Development Zone is to identify and establish those areas where development is limited to those uses which would be compatible with already existing uses, and where further intensive development is not permitted given the incompatible nature of many of the already existing uses.

##### **b) Permitted Uses**

- i) Agricultural uses
- ii) Communication Structures
- iii) Public Utility Infrastructure
- iv) Outdoor Participant Recreational Services

##### **c) Discretionary Uses**

- i) Single-detached dwellings

##### **d) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

#### **4.24 FLOOD-WAY ZONE (FW)**

##### **a) Intent**

The intent of the flood-way zone is to identify those areas which are exposed to flood hazards and thereby pose a potential hazard to persons and property. The zone provides for limited non-intensive development as a result of the flood hazard potential and the sensitivity of the surrounding river eco-system from encroaching development.

##### **b) Permitted Uses**

- i) Agricultural uses
- ii) Outdoor Participant Recreational Services
- iii) Public Utility Infrastructure
- iv) Tourist Campsites

##### **c) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.

##### **d) Special Regulations**

- i) No person shall back-fill, grade, or excavate any property, deposit earth fill or any other material, store goods or materials, erect any building or structure or cause any such development to occur within this zone unless the person can satisfactorily demonstrate to Council that the proposed work is necessary and will not negatively impact or be impacted by any drainage course or facilities in the area of the flood-way.
- ii) The storage of any “Hazardous/Dangerous Material” as herein defined within this bylaw shall be strictly prohibited within this zone.

#### **4.25 FLOOD-FRINGE OVERLAY ZONE (ff)**

##### **a) Intent**

The intent of the flood-fringe Overlay is to identify and regulate other land use zones which may be susceptible to flooding and ensuring that proper measures are adhered to in order to reduce the risk of damage to persons or property.

##### **b) Application**

In any land use zone designated on the City's zoning map with the symbol "F" following the Zone symbol, all developments within that zone shall be subject to the special regulations noted in section 4.21c)

##### **c) Special Regulations**

- i) The finished floor elevation of any building or structure shall be a minimum of 500mm above the 1:500 design flood level [Geodetic Elevation of 539.5 meters].
- ii) No Building shall be permitted to be developed with a basement unless it can be shown that proper engineered designed flood proofing measures are being put in place.

#### **4.26 RAILWAY ZONE (RZ)**

##### **a) Intent**

The intent of the railway zone is to regulate land currently or formerly used and/or occupied by railroad operations, and which have secondary functions as right-of-way corridors for transportation or public utilities, Applicable regulations are intended to ensure that uses are, and remain compatible with other land uses, and that complementary or subsidiary function, public benefit and use is not diminished, dissipated or lost when, or if, such land is removed from use for railroad operations.

##### **b) Permitted Uses**

- i) Railroad transportation and uses directly associated with railroad functions.
- ii) Public Utility infrastructure

##### **c) Regulations**

- i) The Administrative and Procedural Requirements prescribed in Section 3 shall apply to developments in this zone.
- ii) The General development regulations for all land use zones as prescribed in Section 5 shall apply to developments in this zone.



#### **d) Special Regulations**

- i) Complimentary and subsidiary use for maintenance roadways, public utilities and the conveyance of storm drainage shall be further subject to all other applicable bylaws and regulations of the City of Estevan.

#### **4.27 ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ES)**

##### **a) Intent**

The intent of the Environmentally sensitive overlay zone is to impose special regulatory requirements to the development or redevelopment of all land or buildings covered by the Environmentally Sensitive overlay as designated on the Zoning Map with the symbol of 'ES' in conjunction with any other zoning designation.

##### **b) Application**

In addition to information normally required for a Development Permit, the following may be required to be submitted:

- i) Where applicable, a detailed site plan showing property lines including the top of banks and location of the watercourse high water marks, and/or the level of the water table at all the locations on the proposed site;
- ii) Proposed methods or erosion and sediment control and site development practices to be used;
- iii) The City, as part of the development permit application, require the development proponent to undertake an Environmental Impact Assessment, or any other environmental, engineering, or planning study to determine the potential impact of the proposed development.

##### **c) Review Process**

- i) Applications to develop any building or structure, or undertake any alteration of land will be analyzed on an individual basis and may be refused notwithstanding that a use is listed as permitted or discretionary, if it is determined by the City that the use or development will negatively impact or be detrimental to the area.
- ii) Developments shall conform to the general development regulations as specified in the applicable zoning district. Where the provisions of the overlay district with other regulations of this bylaw the more restrictive provisions will take precedence.
- iii) Where an application is made to the City for a development permit in the overlay district, the Development Officer or Council may;
  - i. Issue the permit;
  - ii. Refuse to issue the permit; or
  - iii. Issue the permit with terms and conditions.

## **SECTION 5; GENERAL DEVELOPMENT REGULATIONS FOR ALL LAND USE ZONES**

### **5.1 PURPOSE**

The purpose of this section is to prescribe minimum development and performance standards for development in each of the land use zones identified. Every use, development of land or building shall conform to the standards herein prescribed. The standards will assist in implementing the objectives of the Official community plan including, but not limited to, preventing the overcrowding of land, regulating density, ensuring adequate light, air, and access, protecting land tenure, and promoting the health, safety and general welfare of the community.

### **5.2 GENERAL DEVELOPMENT STANDARDS**

#### **a) Residential Land Use Zones**

<b>i) Minimum Lot Area (square meters)</b>	<b>Land Use Zone</b>							
	<b>R1</b>	<b>R1A</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>	<b>R7</b>
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	460	357	460	460	460	n/a	330	2024
Semi-detached dwelling	n/a	n/a	225(unit)	225(unit)	225(unit)	n/a	n/a	n/a
Duplex dwelling	n/a	n/a	460	460	460	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	n/a	180(unit)	180(unit)	n/a	n/a	n/a
Triplex/Four-plex dwelling	n/a	n/a	n/a	540	540	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	770	770	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	270	n/a	n/a
Manufactured dwelling	*460	*357	*460	*460	*460	270	330	n/a
Public Utility Infrastructure	No Min	No Min	No Min	No Min	No Min	No Min	No.Min	No Min
All Other Principle Buildings	900	900	900	900	900	900	660	900

\* Applicable in the case where a manufactured home is approved for development in the respective zone

<b>ii) Minimum Lot Frontage (meters)</b>	<b>Land Use Zone</b>							
	<b>R1</b>	<b>R1A</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>	<b>R7</b>
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	15.0	9.77	15.0	15.0	15.0	n/a	11.0	30.0
Semi-detached dwelling	n/a	n/a	7.5(unit)	7.5(unit)	7.5	n/a	n/a	n/a
Duplex dwelling	n/a	n/a	15.0	15.0	15.0	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	n/a	6.0(unit)	6.0(unit)	n/a	n/a	n/a
Triplex/Four-plex dwelling	n/a	n/a	n/a	15.0	15.0	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	22.0	22.0	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	9.0	n/a	n/a
Manufactured dwelling (1)	*15.0	*9.77	*15.0	*15.0	*15.0	11.0	11.0	30.0
Public Utility Infrastructure	No.Min.	No.min	No.Min.	No.Min.	No.Min.	No.Min	No.Min	No Min
All Other Principle Buildings	30	30	30	30	30	30	22.0	30

\* Applicable in the case where a manufactured home is approved for development in the respective zone

iii) Maximum Lot Coverage (percentage)	Land Use Zone							
	R1	R1A	R2	R3	R4	R5	R6	R7
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	50	50	50	50	n/a	n/a	n/a	40
Semi-detached dwelling	n/a	50	50	50	n/a	n/a	n/a	n/a
Duplex dwelling	n/a	50	50	50	n/a	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	n/a	40	40	n/a	n/a	n/a
Triplex/Fourplex dwelling	n/a	n/a	n/a	40	40	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	50	50	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	50	n/a	n/a
Manufactured dwelling (1)	*50	*50	*50	*50	*50	50	50	50
Public Utility Infrastructure	No.Max	No. Max	No.Max	No.Max.	No.Max.	No.Max	No Max	No Max
All Other Principle Buildings	40	40	40	40	40	40	40	40

\*Applicable in the case where a manufactured home is approved for development in the respective zone

iv) Minimum Front Yard (meters)	Land Use Zone							
	R1	R1A	R2	R3	R4	R5	R6	R7
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	7.6	6.0	7.6	7.6	7.6	n/a	n/a	7.6
Semi-detached dwelling	n/a	n/a	7.6	7.6	7.6	n/a	n/a	n/a
Duplex dwelling	n/a	n/a	7.6	7.6	7.6	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	n/a	7.6	4.6	n/a	n/a	n/a
Triplex/Four-plex dwelling	n/a	n/a	n/a	7.6	4.6	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	4.6	4.6	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	6.0	n/a	n/a
Manufactured dwelling	*7.6	*6.0	*7.6	*7.6	*7.6	6.0	6.0	*7.6
Public Utility Infrastructure	No.Min.	No. Min	No.Min.	No.Min.	No.Min.	No.Min	No Min	No Min
All Other Principle Buildings	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6

\*Applicable in the case where a manufactured home is approved for development in the respective zone

v) Minimum Rear Yard (meters)	Land Use Zone							
	R1	R1A	R2	R3	R4	R5	R6	R7
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	6.0	6.0	6.0	6.0	6.0	n/a	n/a	6.0
Semi-detached dwelling	n/a	n/a	6.0	6.0	6.0	n/a	n/a	n/a
Duplex dwelling	n/a	n/a	6.0	6.0	6.0	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	n/a	6.0	6.0	n/a	n/a	n/a
Tri-plex/Four-plex dwelling	n/a	n/a	n/a	6.0	6.0	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	6.0	6.0	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	4.0	n/a	n/a
Manufactured dwelling	*6.0	*6.0	*6.0	*6.0	*6.0	6.0	*6.0	*6.0
Public Utility Infrastructure	No.Min.	No.Min	No.Min.	No.Min.	No.Min.	No.Min	No Min	No Min
All Other Principle Buildings	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0

\*Applicable in the case where a manufactured home is approved for development in the respective zone

vi) Minimum Side Yard (meters)	Land Use Zone							
	R1	R1A	R2	R3	R4	R5	R6	R7
<b>Dwelling or Building Type:</b>								
Single-detached dwelling	1.2	1.2	1.2	1.2	1.2	n/a	n/a	1.2
Semi-detached dwelling	n/a	1.2	1.2	1.2	1.2	n/a	n/a	n/a
Duplex dwelling	n/a	1.2	1.2	1.2	1.2	n/a	n/a	n/a
Town/Row House dwelling	n/a	n/a	1.2(end)	1.2(end)	n/a	n/a	n/a	n/a
Tri-plex/Four-plex dwelling	n/a	n/a	1.2	1.2	n/a	n/a	n/a	n/a
Apartment Building	n/a	n/a	n/a	1.2 + 0.6 for each storey over one	1.2 + 0.6 for each storey over one	n/a	n/a	n/a
Mobile home dwelling	n/a	n/a	n/a	n/a	n/a	1.2	n/a	n/a
Manufactured Dwelling	*1.2	*1.2	*1.2	*1.2	*1.2	*1.2	*1.2	*1.2
Public Utility Infrastructure & Other Principle Buildings	3.0 meters or ½ the average structure height, whichever is greater to a maximum of 7.5 meters							

\*Applicable in the case where a manufactured home is approved for development in the respective zone

vii) Maximum Building Height (meters)	Land Use Zone							
	R-1	R-1A	R-2	R-3	R-4	R-5	R6	R7
<b>Principle Building</b>	11	11	11	15	20	11	11	11

## **b) Commercial Land Use Zones**

i) Development Standard	Land Use Zone						
	C-1	C-2	C-3	C-4	C-5	C-6	C-7
Minimum Lot Area (m2)	275	546	835	546	1092	835	546
Minimum Lot Frontage (m)	6.0	15	22.50	15	30	22.5	15
Maximum Lot Coverage (%)	100	90	65	75	65	50	65
Minimum Front Yard (m)	0	0	7.6	7.6	7.6	7.6	5
Minimum Rear Yard (m)	0	0	10% of lot depth, min. 3.0	3.0	6.0	10% of lot depth min.3.0	¼ height of principle building
Minimum Side Yards (m)	0	0	3	3	3	3	1.5
Maximum Building Height	no max	15	15	13	13	11	11

## **c) Industrial Land Use Zones**

i) Development Standard	Land Use Zone		
	M-1	M-2	M-3
Minimum Lot Area (m2)	540	1080	1080
Minimum Lot Frontage (m)	15	30	30
Maximum Lot Coverage (%)	50	75	75
Minimum Front Yard (m)	7.5	7.5	7.5

Minimum Rear Yard (m)	6.0	7.5	6.0
Minimum Side Yards (m)	3.0	3.0	3.0
Maximum Building Height	15	15	15

#### **d) Special Land Use Zones**

<b>i) Development Standard</b>	<b>Land Use Zone</b>					
	<b>UH</b>	<b>NA-ES</b>	<b>RD</b>	<b>IN</b>	<b>RZ</b>	<b>FW</b>
Minimum Lot Area (m2)	3600	1000	500	1000	2700	2700
Minimum Lot Frontage (m)	60	30	15	30	30	30.0
Maximum Lot Coverage (%)	15	40	50	75	40	20
Minimum Front Yard (m)	7.6	7.6	5.0	7.6	7.6	7.6
Minimum Rear Yard (m)	6.0	6.0	5.0	6.0	7.6	7.6
Minimum Side Yards (m)	3.0	3.0	3.0	3.0	3.0	3.0
Maximum Building Height	No Max.	No Max	No Max	15	15	15

#### **e) Special Exceptions**

There shall be no minimum/maximum development standard requirement for Public Utility Infrastructure uses in any of the land use zones, unless specifically stated.

### **5.3; GENERAL PERFORMANCE STANDARDS**

#### **a) Intent**

The intent of this section is to prescribe general performance standards to which all land use activities shall conform. The performance standards will implement objectives of the Official Community Plan to prevent land use activities from being conducted in any manner that is dangerous, injurious, or objectionable to the City and/or surrounding environment.

#### **b) Air Emissions**

No use, activity, or operation shall discharge into the atmosphere any air contaminants, visible emissions, smoke, or particulate matter which exceeds those measures prescribed by the legislation and/or regulations of the Province of Saskatchewan or Government of Canada.

#### **c) Electromagnetic Interference**

No use, activity, or operation shall create any electromagnetic disturbance which adversely affects any use, operation, equipment, or activity off the site where the disturbance originates.

#### **d) Heat**

No use, activity, or operation shall emit any adverse amount of heat beyond the boundaries of the site where the heat originates.

#### **e) Glare**

No use, activity, or establishment shall produce any adverse amount of direct or sky-reflected dazzling light or reflection of that light beyond the site boundaries.

**f) Odor**

No use, activity, or operation shall generate any noxious odor beyond the boundaries of the site where the odor originates.

This restriction shall not apply to the following types of odors;

- common domestic odors;
- odors from temporary or seasonal agricultural activities;
- odors from construction, maintenance activities and public utility services.

**g) Dangerous/Hazardous Materials & Substances**

Any use, activity, or operation which involves the use and/or storage of any flammable, explosive, toxic, or other hazardous material or substance, shall conform with all applicable Municipal, Provincial, and Federal requirements, including but not limited to Health, Fire, and Environmental Regulations.

**h) Waste Material**

Subject to the legislation and regulations administered by the Department of Health and Environment, no use, activity, or operation shall discharge any flammable, explosive, toxic, or other hazardous or noxious waste material or substance;

- across the boundaries of a site;
- through the infiltration into the subsoil;
- into the municipal sewage disposal system, except as otherwise permitted pursuant to the City's Water and Wastewater bylaw;
- into or across any natural or manmade drainage course;

**i) Lot Grading and Leveling**

No site shall be graded or leveled in such a manner so as to direct onto or adversely affect surface drainage on an adjacent property.

**j) Noise**

No use, activity, or establishment shall produce noise which contravenes the City of Estevan Noise Bylaw.

**5.4 ACCESSORY BUILDINGS AND USES**

**a) Intent**

The intent of this section is to regulate the development of Accessory buildings, structures and uses thereby allowing sites to be enhanced by those uses and structures which compliment, but do not detract from the principle use, or adversely affect the intent of the land use zone, surrounding properties, or public health and safety.

**b) Accessory Use as Permitted Use**

Any use which is accessory to a lawful principle use is deemed to be a permitted use.

**d) Determining Accessory Use/Building Status**

- i) The Development officer shall determine as to whether a building, structure, or use is accessory to a principle use, and in such determination, the following shall be taken into consideration;
  - the provisions of this bylaw;
  - the size of the lot or site;
  - the nature of the principle use;
  - the use made of adjacent lots;
  - the potential for adverse impact on adjacent property.
- ii) a decision of the Development officer as to an accessory use status is appealable to the Development Appeals Board.

**e) Development Standards applicable to all Accessory uses**

- i) Where an accessory building/structure is structurally attached to a principle building/structure on the site, or is detached or separated from the principle building/structure by less than 1 meter, the accessory building/structure shall be deemed to be part of the principle building or structure, and shall be subject to the setback requirements of the principle building.
- ii) Accessory buildings shall be located a minimum of one meter from the principle building or structure.
- iii) Accessory buildings shall not be permitted to locate in any minimum front yard of any land use zone.
- iv) Any Accessory use, building, or structure shall be located on the same legal lot as the principle use, building, or structure.
- v) No Accessory use, building, or structure shall be permitted unless the principle use, building, or structure has first been developed on the site. This provision may be waived by the Development Officer in the case of planned and approved staging of development.
- vi) Accessory buildings and structures shall not cover in excess of 50 percent of the rear yard of any site in any zone.

**f) Development Standards applicable to Accessory Uses, Buildings, and Structures in all Residential Zones**

- i) Excepting sites which are developed with Multi-unit Residential dwellings and in the R-7 Residential Zone, no accessory building(s) shall have a combined gross floor area exceeding 101.08 square meters (1088 square feet). The combined gross floor area of accessory buildings in the R-7 residential Zone shall not exceed 150 square meters (1,615 square feet).
- ii) Accessory building(s) combined lot coverage shall not exceed more than 10% of the total lot coverage of the principle building.
- iii) Accessory building(s) in conjunction with the principle building are restricted to the maximum allowable lot coverage prescribed in Section 5.
- iv) No Accessory building or structure shall exceed four (4.0) meters in height except as specifically permitted elsewhere in this bylaw or in an R-7 Residential Zone where the maximum height allowed shall be five (5.0) meters.
- v) Accessory buildings and structures, excluding fences, garages and carports, shall not be located closer than one point five (1.5) meters from any side or rear lot line.

**g) Development Standards Specific to Garages and Carports which are accessory to Residential developments.**

- i) Accessory garages and carports may be setback a minimum of 0.61 meters from a side lot line where the building/structure is located over 1.83 meters from the principle building. Where the minimum separating distance between buildings is not maintained, the accessory building or structure shall maintain a minimum setback of 1.2 meters from the side property line.
- ii) Where vehicle access to an Accessory garage or carport is from a lane, the accessory garage or carport shall be setback a minimum distance of 1.5 meters from the lot line abutting the lane.
- iii) Where an Accessory garage or carport does not have access from a lane, the accessory garage or carport shall be setback a minimum distance of 0.61 meters from the lot line abutting the lane.
- iv) Where direct access to an accessory garage or carport on a corner lot is from the flanking street, the accessory garage or carport shall be setback a minimum distance of 3.0 meters from the lot line abutting the street, but in no case shall the garage or carport be located closer than ;
  - 5.5 meters from the back of any sidewalk;
  - where there is no sidewalk, 5.5 meters from the curb.



- v) Where an accessory garage or carport on a corner lot does not have direct access from the flanking street, the accessory garage or carport shall be setback a minimum distance 1.2 meters from the lot line abutting the flanking street.

#### **h) Development Standards Specific to Shipping/Cargo Containers**

Shipping/Cargo containers are accessory structures and shall be classified into one of two categories:

- A. Temporary (short term) storage; containers placed on site for a specified and limited period of time (less than 6 months) and used for short term storage typically associated with construction activities which are being undertaken on a site (i.e. storage of tools, construction materials). Containers are to be removed from the site when construction is complete or the permit expires, whichever comes first; and
- B. Long Term Storage; containers placed on a site for long term storage use, and typically associated with a business on the site requiring storage space for its product.

The following Regulations shall apply:

- i) Shipping/Cargo containers are prohibited for placement in any Residential Zoned District (except for temporary storage) unless the site has been approved for a non-residential use/occupancy.
- ii) Shipping/Cargo containers are prohibited for placement on any site approved for residential use/occupancy except in the case where the container is approved for temporary storage.
- iii) Shipping/Cargo containers may only be used for storage of product directly related to the primary use of the building on the site (storage limited to what is sold, stored, or produced on site).
- iv) Shipping/Cargo containers may not be leased or used by an outside party other than the property owner or business tenant located on the site.
- v) Shipping/Cargo containers are prohibited for the storage of junk, trash, or other forms of refuse or hazardous substances or perishable items.
- vi) Shipping/Cargo containers shall be kept locked to prevent unauthorized access.
- vii) Shipping/Cargo containers shall be strictly prohibited for use as human habitation.
- viii) Shipping/Cargo containers total area shall not exceed 5% of the principle Building's gross floor area, and in no case shall any site be permitted more than 3 containers. No individual container shall exceed 2.44 meters in height, 2.44 meters in width, and 12.19 meters in length.
- ix) Shipping/Cargo containers shall not be stacked on top of one another and shall be spaced apart a minimum of 3.0 meters.

- x) Shipping/Cargo containers shall be placed on a hard packed level surface and any bottom drainage holes shall be secured against the environment and/or rodents.
- xi) Shipping/Cargo containers are prohibited from being plumbed or electrified in any manner.
- xii) Where the City determines that the proposed location of the Shipping/Cargo container on a site will cause land use compatibility issues with adjacent property, the City may require the proponent to adequately screen the container from the view of adjacent properties by the use of fencing (or other suitable structure) or soft landscaping.
- xiii) Shipping/Cargo containers shall be painted and maintained to be aesthetically representative of exterior colors of the principle building, or painted an earth tone color.
- xiv) Shipping/Cargo containers shall not block, obstruct, or reduce exists, windows, parking spaces, or driveways.

## **5.5 PARKING AND LOADING SPACE REQUIREMENTS**

### **a) Intent**

The intent of this section is to establish minimum on-site parking and loading space requirements necessary to meet the parking demands of various land uses, in addition to establishing standards for the development of on-site parking and loading areas. The minimum space requirements will reduce vehicle congestion on streets and the standards will reduce the potential for conflicts to occur between pedestrian and vehicle traffic.

### **b) Parking Requirements Applicable to all Land Uses**

- i) In all Land use zones, when any new use/ development is proposed, or when any existing use/development is enlarged or increased in capacity, provision shall be made for on-site vehicular parking, or garage spaces in accordance with the regulations of this section.
- ii) All uses/developments requiring parking spaces for the physically disabled pursuant to the Uniform Building and Accessibility Standards Act, shall provide such spaces in accordance with the provisions of the Act.
- iii) Parking stalls shall maintain a minimum width of 2.7 meters and a minimum depth of 5.5 meters exclusive of area associated with driveway accesses, aisles, ramps, or columns.
- iv) Parking areas shall provide driving aisles between parking stalls, and such aisles will maintain a minimum width of 7.5 meters for 90 degree parking, 5.5 meters for 60 degree parking, and 3.6 meters for 45 degree parking.
- v) Where parking stalls are located directly off a lane, the required driveway aisle may be reduced by the width of the lane, but the entire parking stall must be entirely contained within the boundary of the site.

- vi) All parking lots/areas which abut a constructed street or roadway shall have a physical barrier between the property/street lines in order to prevent vehicle egress/ingress at locations other than approved driveway accesses. The type of barrier used shall require the approval of the Development Officer.
- vii) Driveway accesses at the street line shall be located no closer than 7.5 meters from the point of intersection of two curb lines at a street intersection.
- viii) All curb cuts and right-of-way restoration associated with approved driveway crossings, shall conform to City Engineering design specifications and standards.
- ix) Any parking area having five or more parking spaces that is visible from an adjacent property or street shall provide perimeter plantings/landscaping which is sufficient to provide substantial interruption of the view of the parking area and enhance the view of the parking area from any adjacent property or street.
- x) Every on-site parking area having ten or more parking stalls shall provide a minimum area of landscaped islands equivalent to one parking stall per twenty parking stalls in the form of landscaped islands. Such islands shall be distributed throughout the parking area in order to break the view of long rows of parked cars.
- xi) Landscaped islands shall consist of a combination of shrubs/ground cover and trees with branches no lower than 1.83 meters.

**c) Parking Requirements for Non-Residential Uses (*this section also applies to the development of parking areas associated with Multi-unit residential developments*)**

- i) All parking spaces shall be located on the same site as the use they serve, or on a site separated from the use by a lane, parcel, or street subject to the provisions of section 5.5c)ii).
- ii) Where the required on-site parking spaces are provided on a site separate from the site containing the use, there shall be recorded at the City of Estevan, a registrable agreement between the City and the registered owner of the site on which the parking is located, which agreement shall include the use of the said site for the purpose of a designated number of on-site parking spaces, so long as the use for which the parking is provided exists. A caveat based on the agreement shall be registered against the title to the site.
- iii) All developments (*including Multi-unit residential developments exceeding 4 dwelling units*) shall provide for and maintain asphalt paved or concrete surfaced on-site parking areas (including driveways) sufficient to accommodate the minimum required number of vehicle parking stalls as regulated by the bylaw.
- iv) All parking areas shall have visible boundaries and each parking stall in the parking area shall be clearly demarcated.
- v) All parking areas shall provide for an on-site system of storm runoff detention and dissipation to the municipal storm sewer system, and all such systems shall conform to City Engineering standards and requirements.

vi) All parking spaces shall be located inside legal property lines of private property, and shall not without prior approval of the City extend into any public rights-of-way.

vii) Wherever possible, all parking areas shall be designed so as to eliminate hazardous maneuvers including the prevention of vehicles having to back directly onto streets or across pedestrian walkways in order to exit the site.

**d) Parking Requirements for Residential Uses (*Excepting Multi-Family units*)**

i) Parking areas shall be provided and maintained on the same lot as the use it serves.

ii) The number of parking stalls in the front yard shall be limited to the capacity of the garage or carport. Vehicles parked in tandem shall constitute one parking stall.

iii) Where a site cannot accommodate parking spaces in the rear or side yards or does not have front access to a garage or carport, a maximum of two parking stalls are permitted in the front yard, provided the width of stalls does not exceed 3 meters per stall.

**e) Minimum Required Number of On-site Parking stalls-By Use**

i) The parking stall requirements for a single site or building containing more than one use shall be the total of the parking stall requirements for each use on a site or in the building, except in the case of a shopping center for which the requirements cited specifically for shopping centers shall apply.

USE OF BUILDING OR SITE	MINIMUM NO. OF PARKING STALLS OR GARAGE SPACES
<b>RESIDENTIAL USES</b>	
Single detached, Semi-detached, duplex dwelling units.	Two(2) Stalls per Dwelling Unit
Multiple Dwelling Units	One(1) Stall for each bachelor or one-bedroom unit, plus 1.5 stalls for each two-bedroom unit, plus 1.75 stall for each unit with three(3) or more bedrooms, plus one(1) stall for every 8 units, to be provided and maintained as visitor parking.
Senior Citizen Dwellings	0.5 stalls per Dwelling Unit
Boarding/Rooming Houses	0.5 stalls per Rooming Unit
Special Care/Group Homes	One(1) stall per building plus 1 stall per 6 beds
Portions of Buildings with Residential Dwellings	One(1) stall per dwelling unit
Daytime Childcare Services	One(1) stall per employee on shift
<b>COMMERCIAL USES</b>	
Professional Offices, Government Services, and Financial & Office Support Services	3.3 stalls per 100 square meters of gross leasable floor area of the building
Automobile Service & Repair, General Retail	<i>Building Size-325 square meters or less</i>

Stores, Health Services, Household Repair Services, Personal Service establishments, and Automotive and Minor recreational vehicle sales and rentals.	-Requires 2.2 stalls per 100 square meters of gross floor area. <i>Building Size-326 square meter or more</i> -Requires 3.2 stalls per 100 square meter of gross floor area
Convenience Retail Stores	One(1) stall for every 20 square meters of gross floor area of building
Eating and Drinking Establishments	One(1) stall per four(4) seating capacity
Hotels & Motels	One (1) stall per guest room
Shopping Centers	One(1) stall for every 20 square meters of gross leasable floor area
Commercial Entertainment Services	One(1) stall per 20 square meters of gross floor area
Commercial Schools	One(1) stall per 100 square meters of gross floor area
Fast Food Service	One(1) stall per 4 seating capacity, plus 3 car stack up per drive through window
Automobile Service Station	Four(4) stalls per service bay
Automobile Gas Bar	One stall per gas pump plus one stall per 20 square meters of Gross floor area
Auto body Repair & Paint shops	One(1) stall per 20 square meters of gross floor area
Drive-through Vehicle Services	One(1) stall per service bay plus 2 car stack up per service bay
Warehouse Sales	One stall per 40 square meters of Gross Floor area.
Fleet Services	One(1) stall per fleet vehicle
<b>RECREATIONAL &amp; INSTITUTIONAL USES</b>	
Commercial Recreational Services, Exhibition & Convention Facilities, Outdoor Participant Recreational Services, Private Clubs, Public Libraries & Cultural exhibits, Spectator Sports Establishments	One(1) stall per ten(10) public seating capacity or one stall per ten(10) square meters of gross floor area used by the public, whichever is greater.
Places of Worship (Residential Zones Only)	One stall per 5 seating capacity
Public Education Services	<i>Elementary</i> One(1) stall per classroom plus one(1) stall per 10 square meters of gross floor area of gymnasium or auditorium <i>Secondary</i> Five(5) stalls per classroom plus one stall per 10 square meters of gross floor area of gymnasium or auditorium
Protective and Emergency Services	One(1) stall per employee on maximum work shift
Extended Medical Treatment Services	One(1) stall per 100 square meters of gross floor area
Funeral Services	One(1) stall per ten(10) seating capacity
Public Utility Infrastructure	No requirement
Sheltered Workshop	One(1) stall for every ten (10) square meters of gross floor area accessible to the public
<b>INDUSTRIAL USES</b>	

Industrial storage uses	One(1) stall for every 400 square meters of area used for storage
Industrial uses-General, Industrial vehicle & equipment sales and rentals.	One(1) stall for every 200 square meters of gross floor area.

**f) Payment in lieu of On-site Parking Requirements**

Where site size or other site restrictions do not allow a proposed development to provide the required number of on-site parking stalls as stipulated in the bylaw, the City may exempt the requirement for a specified number of on-site stalls subject to the Developer paying to the City \$2,500.00 per exempted parking space, with the monies paid to the City to be held and expended at Council’s discretion for purposes of acquiring, constructing, operating and/or maintaining parking facilities anywhere deemed necessary and appropriate.

**g) On-site loading stall requirements**

- i) All multi-unit residential, commercial, institutional, and industrial developments shall provide a minimum of one(1) loading stall for each loading/unloading door, with a minimum of one(1) loading stall to be provided on-site.
- ii) All loading stalls shall be appropriately sized and located on a site to ensure that the vehicles using them can maneuver safely and conveniently to and from a public right-of-way and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or parking area.
- iii) In no case shall any loading stall be less than twenty (20) square meters in area or less than 3.5 meters in width, or have an overhead clearance of less than 3.7 meters.

**5.6 BUFFERING AND LANDSCAPING REQUIREMENTS**

**a) Intent**

The intent of this section is to prescribe minimum requirements for the landscaping of sites proposed for development in order to improve general appearance of areas by enhancing sites, softening views, buffering/screening incompatible land uses, and generating green space.

**b) Submission Requirements**

As directed by the development officer, multi-unit residential, commercial, institutional, and industrial development applications shall be accompanied by plans detailing proposed and/or required on-site hard and soft landscaping, screening, or buffering provisions.

**c) Landscaping Requirements**

- i) Landscaping shall be provided and maintained on those areas of a site which are not covered by the building or parking areas.

- ii) Plant materials used in soft landscaping shall be of species capable of healthy growth for the region and shall conform to the standards of the Canadian Nursery Landscape Association for nursery stock, including:
  - All trees provided for planting shall be a minimum 50mm caliper for deciduous trees and two meters in height for coniferous trees;
  - All Shrubs provided for planting shall be a minimum height or spread of 600mm.
- iii) All areas set aside for plant materials shall be provided with a means of irrigation.
- iv) All landscaping shall maintain approved design grades and landscaped areas abutting a driveway or parking area shall be provided with precast concrete curbing not less than 150mm in height.
- v) Where a landscaped area under the care and control of the City is damaged during construction, it shall be repaired at the property owner's expense.
- vi) Multiple-Unit Residential developments shall provide a minimum soft landscaped area equal to Twenty (20%) of the total site area.
- vii) Commercial, Industrial and Institutional developments shall as a minimum provide soft landscaping along the front perimeter foundation of buildings, and in the front yard setbacks of sites, and no case shall developed landscaping be less than 10% of the front yard setback.

**d) Visual Screening and Buffering Requirements**

- i) Where the Development Officer deems adjacent landuses/developments incompatible by the nature of their use, the proponent of new development shall be required to provide suitable screening/buffering.
- ii) Any screening as herein required shall maintain a minimum height necessary to conceal the use/development intended, but in no case shall such screening be less than 1.5 meters above grade.
- iii) The maintenance of all privately developed buffers and screens shall be the responsibility of every property owner.
- iv) All on-site bulk solid waste containers shall be screened in accordance with the requirements of the City of Estevan Solid Waste Bylaw.
- v) Where the outside storage of finished or partially finished goods/products, salvage material, junk, or other waste material is permitted on a site, such areas shall be concealed from sight by a solid wall or fence erected and maintained to a minimum height of 1.8 meters, but in no case shall the fence or wall be lower than the height of stockpiled items.

**e) Parks and Playgrounds**

- i) Parks and Playgrounds are permitted uses in all Zoning Districts.

## **5.7 NON-CONFORMING BUILDINGS, USES AND SITES**

- i) Non-conforming buildings, uses, and sites shall be regulated in accordance with the applicable Planning and Development Act, 2007.
- ii) Development may be permitted in any district on a site which is substandard with regard to width, depth or area provided that such site was legally registered and existing prior to this bylaw, and provided the development meets all other requirements of this Bylaw regarding that district.

## **5.8 EXEMPTIONS TO HEIGHT LIMITATIONS**

The height limitations of this bylaw, shall not apply to, Church spires, belfries, cupolas, penthouses and domes which are not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulkheads, monuments, telecommunication towers and antenna (unless otherwise specified herein), and similar features, or necessary mechanical appurtenances usually situated above the roof level. Such features shall only be erected to such height as is necessary to accomplish the purpose they are to serve.

## **5.9 WATER, SANITARY SEWER & STORM SEWER PROVISIONS**

All proposed building and site developments shall be served by public water and sewer utilities in accordance with all established City bylaws and engineering standards/practices.

## **5.10 ABANDONED UTILITY SERVICES & SITE ACCESSES**

- i) Unless otherwise approved by Council, where a building is removed or demolished, or a site otherwise changed resulting in an existing curb cut or driveway access on the street being abandoned, the owner shall pay the cost of removal of the abandoned site access and its replacement with curb and/or sidewalk on that street.
- ii) Where a building having existing water and sewer services is removed or demolished and said services are not to be re-used, the owner shall pay the cost of disconnecting those services at the location of the mains including restoration of the right of way.

## **5.11 PERMITTED YARD ENCROACHMENTS**

- a) The following *yard encroachments* are considered to be permitted, and shall not be considered in the yard dimension determination or site coverage in any required yard.
  - i) Any steps, ramps or staircases which are 1.6 meters or less above grade level and which are necessary for access to a permitted building or for access to a site from a street or lane;



- ii) Sills, belt courses, pilasters, or other similar vertical columns, cornices and chimneys projecting not more than 0.6 meters in any required yard but no closer than 152mm from any lot line;
  - iii) Any landscaping, walkways, fences, lighting fixtures, or flag poles.
- b) The following *front yard encroachments* are considered to be permitted, and shall not be considered in the yard dimension determination or site coverage in any required front yard;
- i) Raised patios, ramps and decks not more than 0.4 meters above grade;
  - ii) Raised patios, ramps and decks more than 0.4 meters above grade, projecting not more than 1.8 meters;
  - iii) Canopies or balconies projecting not more than 1.8 meters;
- c) The following *side yard encroachments* are considered to be permitted, and shall not be considered in the yard dimension determination or site coverage in any required side yard;
- i) Raised patios, ramps and decks not more than 0.6 meters above grade;
  - ii) Raised patios, ramps and decks more than 0.6 meters in height above grade, and canopies and balconies, provided they do not project more than 1.8 meters in a required side yard, nor into more than 25% of the width of a required side yard, whichever is less.
- d) The following *rear yard encroachments* are considered to be permitted, and shall not be considered in the yard dimension determination or site coverage in any required rear yard;
- i) Raised patios, ramps and decks measuring not more than 0.6 meters above grade, provided they are located no closer than 1.5 meters from the rear lot line.
  - ii) Raised patios, ramps and decks measuring more than 0.6 meters above grade, projecting not more than 3.0 meters in a required rear yard, provided they are located no closer than 3.0 meters from the rear lot line.
  - iii) Canopies and balconies projecting not more than 3.0 meters in a required rear yard.
  - iv) Accessory buildings and structures, subject to all other requirements of this bylaw.

## **5.12 BUILDING SETBACK REDUCTIONS**

Notwithstanding the minimum frontyard requirements established in this bylaw, when a lot is situated between two lots each of which contains a principle building which projects beyond the minimum required front yard depth, the front yard required on the lot being developed may be reduced to an average of the two established front yards on the adjacent lots.

## **5.13 RESIDENTIAL ACCESS IN COMMERCIAL BUILDINGS**

Access to approved dwelling units located above the first floor in commercial buildings shall be by means of separate entrances leading directly to the dwelling units from the building exterior.

#### **5.14 FRONTAGE FOR THROUGH LOTS**

When a lot/site has more than one defined frontage, the front yard requirement for that District shall apply to both front lot lines.

#### **5.15 FRONTAGE FOR IRREGULAR LOTS**

The minimum site frontage on sites having a curved front lot line shall be measured as the distance between the side lot lines along a line drawn parallel to and 7.3 meters distant from a tangent to the midpoint of the front lot line.

#### **5.16 NUMBER OF PRINCIPLE BUILDINGS PERMITTED ON A LOT**

No more than one principle building shall be erected on any one lot/parcel with the exception of sites developed for Public Education Facilities, Outdoor public recreational services, public utility infrastructure, mobile home/manufactured home parks, planned groups of dwelling units, planned groups of building units, shopping centers, and institutional developments.

#### **5.17 ENCROACHMENTS ON PUBLIC PROPERTY**

No private building or structure shall encroach onto City boulevards, Rights-of-way, easements, buffer strips, municipal reserve or other public properties, unless the prior approval of the City is obtained, and an agreement entered into with the City, setting forth the terms and conditions of such encroachment.

#### **5.18 BUILDINGS/DEVELOPMENT CROSSING LEGAL LOT LINES**

Where a proposed building is being developed on a site which consists of more than one legal lot/parcel in which the titles are not legally tied, it shall be a condition of development that the lot/parcels are to be legally consolidated into one lot/parcel by the registered owner.

#### **5.19 SATELLITE DISH RECEIVERS/SOLAR PANELS/WIND CHARGERS**

Satellite Dish receivers, Solar Panels, and Wind chargers/turbines which are exclusively used for the site on which they are located are permitted accessory uses pursuant to the regulations stated below;

- a) Wind chargers/turbines with a rotor diameter exceeding 0.92 meters are prohibited uses in all Residential Districts;
- b) Solar Panels, wind chargers, or associated structures attached to a building in any district shall not exceed a height of 1.0 meter above the highest point of the roof upon which it is located;
- c) All freestanding structures shall not exceed an overall height of 5.0 meters above grade level;

- d) Satellite receiving dishes exceeding 0.92 meters in diameter shall not be located in any front or side yard in a residential district or be placed on the roof of any residential dwelling which is less than three stories in height.

## **5.20 SIGNAGE**

All signage shall be subject to the provisions and regulatory requirements of the City of Estevan Sign Bylaw.

# ***SECTION 6; SPECIFIC REGULATIONS FOR ALL RESIDENTIAL ZONES***

## **6.1 PURPOSE**

The purpose of this section is to prescribe specific regulations and requirements particular to residential zones and related residential uses, in order to protect and provide for the orderly development and enhancement of residential areas.

## **6.2 PLANNED GROUP OF DWELLING UNITS**

A Planned group of dwelling units on a single site shall be classed as a permitted multi-unit residential development in the R-3 medium density and R-4 high density mixed use residential zones and further subject to the following requirements;

- a) the site must meet or exceed a 30 meter lot frontage and 920 square meter area;
- b) Grouped dwellings shall be considered as one building for the purpose of front, side and rear yard requirements; the entire group as a unit requiring one front, one rear, and two side yards, as specified for dwelling structures.
- c) Provisions shall be made for on-site storm drainage/detention, separate water and sanitary sewer provisions for each dwelling structure, including adequate access to hydrants for fire fighting purposes;
- d) Provisions shall be made for common bulk solid waste storage facilities on the site;
- e) Parking and landscape requirements shall comply with requirements for multi-unit residential developments;
- f) Entry and internal access routes shall be hard-surfaced with asphalt or concrete and be of sufficient width to provide for emergency vehicle access to each dwelling structure, turnaround and egress from the site;

- g) The site on which the development is located shall be maintained under one legal ownership, or the dwelling units may be separately titled pursuant to the requirements of the Condominium Property Act.

### **6.3 PRE-ASSEMBLED AND MANUFACTURED DWELLINGS**

In all residential zoning districts excepting the R5 Residential and R6 Residential Zoning Districts, any RTM, Modular/Manufactured dwelling proposed for development is subject and conditional to conformance with the requirements and processes established in the Official Community Plan.

### **6.4 CORNER LOT REQUIREMENTS**

In all residential zoned districts, the minimum side yard for a principle residential building adjacent to a flanking street shall be a minimum of 3.0 meters.

### **6.5 FENCE PROVISIONS**

No person shall construct a fence, gate, wall or other means of enclosure, or keep a hedge or shrubs on a residential developed site in a residential district that is higher (above ground level), than;

- a) Two (2.0) meters in the rear or sideyard of any site;
- b) 1.22 meters in the front yard of any site excepting where a lot's side property line constitutes a rear lot line of an abutting site in which case the provision of (a) shall apply;
- c) Two (2.0) meters in the case where a side yard is flanking a major roadway or municipal reserve parcel;
- d) Fencing undertaken in residential areas shall be of a decorative nature consisting of acceptable materials based on the site characteristics of the surrounding properties. Chain link fence is discouraged and barb-wire is prohibited.
- e) Fences shall be situated along the common property line or entirely within the boundaries of the lot on which they are being constructed.

### **6.6 OUTDOOR STORAGE**

- a) Only outdoor storage incidental to the residential use, and non-detrimental to abutting uses, shall be permitted.
- b) In no case shall storage of any material be permitted in the minimum front yard of any lot.

### **6.7 INTERSECTION SIGHT TRIANGLE**

In all residential districts, on all corner sites, and only within the sight triangle area situated thereon, being bounded by the street lines for a distance of six (6) meters from their common point of intersection and the diagonal which joins the two extreme points, no structure shall be erected, no

driveway shall encroach, and no vegetation shall be permitted to grow to a height greater than 750 mm above the grade of the streets that abut the site.

## **6.8 HOME-BASED BUSINESSES**

a) Home-based business are permitted uses in all residential zones, and the types of businesses which will be permitted are those that;

- are incidental to the use of the premise as a residence;
- are compatible with residential uses;
- are limited in extent and do not generate adverse amounts of traffic or parking demands;
- are not detrimental and do not detract from the residential character of the zone;
- do not involve the use or storage of hazardous, or noxious goods and/or substances;
- will not unfairly compete with a principle commercial use already located in a commercial district.

b) Procedural Requirements

- i) Prior to the start of a home-based business, a home-based business permit and business license shall be obtained;
- ii) An application for a home-based business permit shall be made to the Development Officer on a prescribed form accompanied by the required non-refundable application fee;
- iii) The Development officer may approve or deny a home-based business permit based on whether or not the Development officer deems that the proposed business complies with the regulations herein noted;
- iv) Where a home-based business application is denied, the proponent may appeal the decision to the Estevan Development Appeals Board;

c) Regulations

- i) A Home-based business shall be conducted solely within the confines of a principle dwelling unit or accessory building, and shall not exceed 25% of the total floor area of the principle dwelling unit.
- ii) There shall be no exterior storage of any goods, materials, or products connected with a home-based business, outside the confines of the principle dwelling unit or accessory building.

- iii) There shall be no exterior indication of the home-based business or variation in the outside appearance of the dwelling or building giving evidence of the conduct of a home-based business.
- iv) Subject to subsection vi), no interior or exterior business sign shall be permitted on or adjacent to the site on which the home-based business is being conducted, except such advertising that is painted on the one business vehicle permitted to be parked on or in the immediate vicinity of the premises.
- v) Only occupants residing within the principle dwelling unit shall be employed or engage in the home-based business.
- vi) No advertisement shall be placed within any media containing the address of the property conducting the home based business.
- vii) There shall be no mechanical equipment used which creates audible or visual interference in radio or television receivers, or creates noise not normally associated with residential uses.
- viii) The home-based business shall not generate excessive vehicle/pedestrian traffic or on-street parking requirements, or cause such nuisances as noise, smoke, dust, glare, or vibration.
- ix) No more than one business vehicle (see section 2.3 definitions) shall be parked at or in the immediate vicinity of the home-based business.
- x) No home-based business shall cause an increase in the use of any one or more public utilities (water, sewer, refuse collection) so that the combined total use for dwelling and business purposes exceeds the average for residences in the neighborhood.
- xi) Display and retail selling of stocks of merchandise, supplies, or products shall not be permitted on the premises, and only when custom goods and products are manufactured or produced on-site, shall the selling of such goods, merchandise, or products be permitted.
- xii) An approved home-based business shall only be permitted for the period of time the property is occupied as a residence by the applicant.
- xiii) Home-based businesses shall comply with all local, Provincial, or Federal regulations pertinent to the activity pursued, and the requirements of an approval granted by this section shall not be construed as an exemption from any such regulations.
- xiv) All home-based business permits issued shall be subject to the condition that the permit may be revoked at any time, if there is reasonable evidence to suggest a violation of any regulation, or where the business is, or has become detrimental to the amenities of the neighborhood.

## **6.9 DAYTIME CHILD-CARE SERVICES AND GROUP-CARE FACILITIES**

Daytime Child-care Services and Group-care Facilities in all land use zones shall conform to the following regulations;

- a) Development Permit applications for Daytime child-care services (excepting approved family homes) and Group care facilities shall be considered by Council based on the suitability of the proposed location taking into account potential traffic generation, proximity to parks, open space, or other recreation areas, and any other matters that may limit the peaceful enjoyment of properties nearby.
- b) Any Daytime child-care service or Group care facility approved by the City shall be subject to the following conditions, and the proponent of such development shall provide written documentation confirming;
  - i) the proposed facility shall conform to the requirements of Provincial and/or Federal statutes regarding approvals and operations;
  - ii) the proposed facility shall conform with all local fire and building safety requirements;
  - iii) the proposed facility shall conform to all public health requirements.
- c) No building or structure used for the purpose of a daytime child-care or Group care facility shall be used for the purpose of keeping boarders or lodgers.

#### **6.10 PRIVATE OUTDOOR SWIMMING POOLS**

Private outdoor swimming pools are permitted accessory uses to residential developments subject to compliance with the following;

- a) No part of a swimming pool shall be located closer to any front lot line than the minimum distance required for the principle building; the minimum sideyard shall be 1.2 meters and the minimum rear yard shall be 1.5 meters;
- b) No part of a pool shall be located closer than 1.8 meters from any principle building;
- c) Swimming pools must be enclosed by a non-climbable fence not less than 1.83 meters in height, and shall include a security gate;
- d) Swimming pools shall require the approval of the City Engineering Services division if the pool is being hook up to utility services;
- e) There shall be no mechanical or electrical equipment used which would adversely impact or interfere with adjacent properties.
- f) Swimming pools shall conform to any applicable federal or provincial regulations.

#### **6.11 MOBILE HOME PARKS & SUBDIVISIONS**

**a) General Regulations/Application Requirements**

- i) All mobile home parks or expansions developed after the date of adoption of this Bylaw shall be required to meet the requirements of this bylaw;
- ii) Mobile home subdivisions shall be subject to established subdivision and rezoning regulatory processes, procedures, requirements, and standards;
- iii) Mobile Homes, Mobile home parks, and mobile home subdivisions shall not be permitted outside R-5 Residential (mobile home) zoned areas;
- iv) An application for a development permit to develop or expand a mobile home park, shall be accompanied by plans detailing the following;
  - the total area, dimensions, and legal lot boundaries of the site on which the park is proposed;
  - the number, location, and dimensions of all mobile home sites;
  - locations and dimensions of all roadways and walkways;
  - locations and specifications concerning interior road development, water supply services, sanitary and storm sewer facilities, fire hydrants, street lighting, electrical/gas/telephone utilities.
  - Location, Areas, and details respecting all hard/soft landscaping, open space, parks, recreational areas/playgrounds.
- vi) Prior to the issuance of a development permit, the proponent of the development shall deposit a performance bond or letter of credit in the amount of 100% of the estimated development costs. The bond/letter of credit will be released by the City upon verification that park development has been completed in accordance with the approved plans.

**b) Mobile Home Park Development Standards**

- i) Mobile Home parks shall be accessible from a registered developed street;
- ii) Mobile Home parks shall provide and maintain a minimum 5.0 meter wide buffer strip immediately within the boundary limits of the mobile home park;
- iii) Each mobile home space within the park shall be clearly marked and defined at all times;
- iv) Each mobile home space within the park shall be provided with a stand upon which a mobile home can be suitably installed and anchored;
- v) Mobile homes shall be placed no closer than 1.5 meters from the boundary of a designated mobile home space and no closer than 3.0 meters from any other mobile home dwelling;
- vi) Interior Roadways shall:



- be privately owned and maintained, and form part of the common area;
- be accessible to each mobile home space;
- be developed with asphalt, curb, gutter, and other drainage works as may be required to ensure proper storm drainage on and from the park.
- maintain a minimum driving width of 7.5 meters.
- be lighted.

vii) For every 5 mobile homes spaces located in the park there shall be a minimum of one parking stall provided and designated for use by the general public;

viii) All walkways shall maintain a minimum width of 1.2 meters and shall be hard-surfaced;

ix) A minimum of 10 percent of the total area of the mobile home park shall be provided in a suitable location for the recreational use and enjoyment of the park occupants;

x) All mobile home dwelling units shall be connected to municipal water, sanitary sewer, natural gas, power, and telephone systems, and all such works shall meet the requirements and standards of the City of Estevan and /or provincial regulatory agencies regarding such installations.

**c) Park Owner’s Responsibilities**

i) The park owner shall at all times maintain the park and improvements thereon in a clean, neat, and attractive condition, free from all rubbish and debris;

ii) The park owner shall be responsible for the removal of snow and other maintenance (including utilities) on all common areas, internal roads, and walkways.

**6.12 ACCESSORY/SECONDARY [DWELLING] SUITE**

Secondary suites are discretionary [accessory] uses for single-detached (one-unit) residential developments and are further subject to the following regulatory requirements.

**a) General**

i) An accessory/secondary suite requires discretionary use approval of Council;

ii) Only one suite, not exceeding 78 square meters in floor area, is permitted per residential single-detached developed lot;

iii) Suites shall be self contained with cooking and bathroom facilities, with no more than two bedrooms;

iv) Suites shall comply with all requirements of the National Building Code including room height, window areas, room sizes, heating & ventilation, fire separations, sound transmission, separate entry & exit provisions, and fire safety;

- v) One additional on-site parking space shall be provided in addition to the on-site parking requirements for the principle dwelling;

**b) Accessory Buildings containing a Secondary Suite**

Secondary Suites built within a separate accessory building are subject to the following requirements in addition to general regulations for all Accessory Buildings.

- i) The accessory building placement on the site and it's aesthetic features must be designed to be suitable, harmonious, appropriate and compatible with the physical characteristics/ capability of the existing development and/or the neighborhood or surrounding developments;
- ii) The accessory building must not be placed over any existing underground services or utilities;
- iii) The accessory building shall not interfere with, nor disrupt the existing drainage pattern or cause any ponding of storm water;
- iv) Notwithstanding the accessory building height restriction, an accessory building is permitted to have a secondary suite overtop a main level accessory garage provided the gross floor area of the garage does not exceed 78 square meters;
- v) The accessory building shall be supported on a properly designed permanent foundation approved by the City's Building Official.
- vi) Accessory buildings shall be restricted to the rear yard and must comply with the minimum setback and site requirements/regulations for accessory buildings and structures;
- vii) The secondary suite must be connected to the municipal water and sanitary sewer system, in addition to franchise utilities, and as so far as is possible and practical such servicing should be completed through the principle dwelling;

## **SECTION 7; GENERAL REGULATIONS FOR ALL COMMERCIAL ZONES**

### **7.1 PURPOSE**

The purpose of this section is to prescribe specific regulations and requirements particular to commercial zones and related commercial uses, in order to provide for the orderly development and enhancement of commercial areas.

#### **a) Commercial Developments Adjacent to Residential Zones**

A building located on a commercially zoned lot which is adjacent to a Residential zone shall be located so as to provide:

- i) a sideyard adjacent to the residential zone which is at least one-half (1/2) the height of the vertical wall of the building to a maximum of three (3) meters; and
- ii) a front yard depth of at least one-half (1/2) the front yard required for a building on the adjacent residential lot.

#### **b) Commercial Developments Containing Dwelling Units**

- i) Where a building contains dwelling units, the requirement for any single side-yard shall be a least one-quarter (1/4) the height of the vertical wall of the building to a maximum of three (3) meters.
- ii) Notwithstanding i) above, in the C-1 (downtown) Commercial and C-2 (Service) Commercial Zones, where there are no windows located on the building wall facing the side yard(s), no side yard will be required.

#### **c) Outdoor Storage**

- a) Outdoor storage shall not be permitted in the C-1 (Downtown) Commercial or C-7 (Neighborhood) Commercial zones with the exception of the customary display of any good or commodities permitted to be sold on the site, subject to such goods and commodities being kept in a neat and orderly appearance at all times.
- b) In no case shall the storage or display of any goods or materials on any commercially zoned site interfere or impede on-site/off-site traffic circulation, or reduce the number

of required on-site parking stalls, or cause any adverse impacts on the surrounding area.

## **7.2 SPECIFIC COMMERCIAL USE REGULATIONS; AUTOMOBILE SERVICE STATIONS, GAS BARS, FUEL DEPOTS.**

The intent of this section is to prescribe regulations for those landuses/developments that contain or operate fuel pumps, or liquefied petroleum sales, storage tanks, and dispensing equipment, thereby requiring special considerations given the nature of their operations.

### **a) Regulations**

- i) Every fuel pump, storage tank, and accessory dispensing equipment shall be located a minimum distance of three (3) meters from any site line;
- ii) All above-ground fuel storage tanks shall be protected from vehicles with suitable bollards, guardrails or other suitable means;
- iii) The installation of new petroleum storage tanks shall meet the design and operational requirements specified by the appropriate Government Departments of the Province of Saskatchewan;
- iv) The decommissioning and/or remediation of any site shall be undertaken in accordance with the guidelines and regulations of Saskatchewan Environment and Resource Management or any other authority having jurisdiction.

### **b) Outdoor Storage**

- i) Automobile Service Stations, Auto-body Repair and Paint Shops and similar uses shall store all dismantled vehicles, automobile parts, and waste materials completely within an enclosed building/structure, or an area completely screened from adjacent sites and properties.

## **SECTION 8; GENERAL REGULATIONS FOR ALL INDUSTRIAL ZONES**

### **8.1 PURPOSE**

The purpose of this Section is to prescribe specific regulations and requirements particular to Industrial zones and related industrial uses, in order to provide for the orderly development and enhancement of Industrial areas.

#### **a) Yard Reductions**

- i) Where deemed necessary, the minimum required rear yard may be reduced to one-half (1/2) the height of the principle building, but in no case shall the rear yard be less than three (3.0) meters.
- ii) The Development officer may allow the extension of the building or portion thereof into the minimum rear or sideyard where access to railroad trackage is required for loading and unloading purposes, provided, that an area equivalent to the encroachment area is provided in the opposite yard.
- iii) Uncovered loading spaces or docks that are not more than 300 millimeters in height do not require setbacks.

#### **b) Caretaker's/Property Owner's Dwellings**

- i) A single-detached dwelling, or mobile dwelling unit, or residential living quarters may be developed as an accessory use to a principle use on a industrial zoned site, provided the use of the dwelling or living quarters is for the property owner or caretaker of the site.
- ii) The dwelling shall be located on the same site as the principle building in accordance with the principle building setback requirements of the zone, and shall be subject to all regulatory requirements applicable to the development of dwelling units.

### **8.2 SPECIFIC INDUSTRIAL USE REGULATIONS: JUNK YARDS/SALVAGE YARDS/WASTE RECYCLING OPERATIONS.**

The intent of this subsection is to prescribe regulations for the development and maintenance of junkyards and salvage/recycling/waste processing involving, but not limited to outdoor storage and sale of scrap metal, waste paper, inoperative equipment or vehicles, or any other discarded materials for sale or recycling, or salvage materials for recycling purposes.

#### **a) Regulations**

- i) Outdoor salvage yards, junk yards, and waste recycling operations shall be completely screened from adjacent properties by a solid wall, fence, or earth berm of at least 1.83 meters in height above grade, and in no case shall the screening be lower than the stockpile of items in the yard.
- ii) No junk yard, salvage or waste recycling operation shall engage in the collection or handling of hazardous material as defined within this bylaw.
- iii) The flow of surface runoff from a site used as a junkyard or salvage operation shall be redirected into holding tanks or settling ponds, or other approved retention works on the site.
- iv) Within sixty (60) days of the discontinuation of a junkyard or salvage operation, all evidence of the operation shall be removed from the site by the property owner.

**SECTION 9; FEE SCHEDULE**

9.1 The following application fees are hereby established and must accompany such applications;

- Development Permit Applications: \$ 65.00
- Home Based Business Application: No Charge
- Rezoning/textual Amendment Applications: \$ 500.00
- Property Zoning Memorandums;
  - Type I \$ 50.00
  - Type II \$ 150.00
  - Type III \$ 300.00
- Variance Applications: \$ 100.00
- Zoning/Subdivision Appeal Application: \$ 250.00
- Hard Copy of Zoning Bylaw: \$ 25.00
- Zoning Map: \$ 25.00
- Hard Copy of Official Community Plan: \$ 25.00

**SECTION 10; ZONING MAPS**

10.1 The Land use zone districts established in Section 4, and their boundaries within the City are shown on the map referred to as the Zoning District Map of the City of Estevan.

**READ A FIRST TIME THIS 9<sup>th</sup> DAY OF AUGUST, 2010**  
**READ A SECOND TIME THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2010**  
**READ A THIRD AND FINAL TIME THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2010**

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**SECTION 11: APPENDIX-AMENDMENTS**

<b>LIST OF AMENDMENTS TO THE ZONING BYLAW TEXT</b>			
<b>Section Amended</b>	<b>Description</b>	<b>Date of Council Approval</b>	<b>Bylaw #</b>
Various	Housekeeping Misc.	11 Jun 2012	2012-1876

<b>LIST OF AMENDMENTS TO THE ZONING MAP</b>				
<b>Property Description</b>	<b>Zoning From</b>	<b>Zoning To</b>	<b>Date of Council Approval</b>	<b>Bylaw #</b>
Block A, Reg'd Plan 64R03908	Restricted Development RD	Commercial C3	15 Nov 2010	2010-1839
Parcel H Reg'd Plan 62R36812	Residential R1	Residential R3	17 Jan 2011	2010-1842
NW ¼ Sec 27 Parcel #107406389	Urban Holding	Residential R1-R3-R6-R4-Commercial C3	16 May 2011	2011-1854
Lot 1, Block 18 Reg'd Plan I3279	Residential R1	Residential R2	14 Nov 2011	2011-1866
NE ¼ Sec 15 Parcels # 107379063 & 111515936	Institutional IN	Urban Holding UH	11 Jun 2012	2012-1876
Part of E ½ Sec 28 Plan 14625	~	Railway RZ	11 Jun 2012	2012-1876
Pt. Block B, Plan AM3145 (Blk C)	Residential R2	Residential R3	25 Jun 2012	2012-1877
Pt. of NE ¼ 27	Urban Holding	R1/R2/R3/C3/IN	30 Jul 2012	2012-1884
Lot 14 Block 36 Plan A1059	Residential R2	Residential R3	25 Feb 2013	2013-1904

Pt of N1/2 23	Urban Holding	R1/R1A/R3	25 Mar 2013	2013-1907
Parcel B, Block 30 Plan87R49082	Institutional	Residential R3	27 May 2013	2013-1910
NW ¼ Sec 27 Parcel #107406389	See Bylaw #2011- 1854	Various Residential	14-Aug 2013	2012-1886
Pt of SW ¼ 14	Natural Area (NA)	Residential R5	26 Aug 2013	2013-1918
Lots 2 & 3 Block 172 (4,5,6)	R3 & C3 (Lots 2 & 3)	R3 (Lots 4 & 5) & C3 (Lot 6)	9-Sept 2013	2013-1920
Lot 2, Block 110 Plan AK9705	Residential R1	Residential R2	9-Sept 2013	2013-1921
Lot 21, Block 1 Reg'd Plan 59A01748	Industrial Heavy (M2)	Commercial Arterial/Highway (C3)	7-Oct 2013	2013-1924