

- a) permitted principal use: \$50.00
- b) permitted accessory use:..... \$25.00
- c) ancillary use: \$50.00
- d) discretionary principal use:..... \$200.00
- e) discretionary accessory use:..... \$100.00
- f) minor variance:..... \$75.00
- g) development appeal fee: up to \$50.00 as specified by the Board
- h) in addition, if a building permit is required, any fees associated with the issuance of a permit and inspection of construction related to a building permit

These fees shall be in addition to any fee required by Clauses 3.10.1 and 3.10.2.

3.11 CONTRACT ZONING

(1) Council may enter into an agreement respecting the rezoning of land in accordance with the guidelines established by the Official Community Plan on contract zoning.

(2) Council may in the agreement include:

- a description of the proposal
- reasonable terms and conditions with respect to the uses of the land and buildings or forms of development
- the site layout and external design including parking areas, landscaping, and access and egress
- a time limit in which the development must occur in accordance with the agreement, otherwise the site will revert to the previous zoning classification
- that on the rezoning of the land none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limit prescribed in the agreement.

(3) Council may require the payment of a performance bond prior to execution of the agreement for rezoning to assure that the terms of the agreement are implemented.

(4) The rezoning agreement will not be signed until the public has had an opportunity to examine the proposed rezoning through a public notice. Public notice and review will be in accordance with the procedure and public notification process provided in Part X of the Act. Final reading of the amending bylaw will be subject to the signing of the agreement. The amendment of the Zoning Bylaw shall take effect upon registration of the interest as contained in Subsection 3.11(5)

(5) As required by the Act, an interest will be registered against the lands affected by the agreement binding the owner of the land and future landowners to the agreement.

(6) The Council may, on application by the person who entered into an agreement pursuant to this Section or by any Subsequent owner of land to which the agreement pertains:

- vary the agreement
- enter into a new agreement
- extend any time limit prescribed in an agreement.

(7) The Council may declare a rezoning agreement void where:

- any of the land or buildings are developed or used contrary to the provisions of the agreement.
- the development fails to meet a time limit prescribed by an agreement.

(8) Where Council voids a contract agreement, the Zoning District of land reverts to the District in which it was before rezoning by contract.

(9) Where the Council voids an agreement, Council will:

- give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the Municipality; and
- withdraw the interests registered in connection with the agreement.

(10) The symbol "C" will be attached to the appropriate Zoning District designation for the property in order to identify land that is zoned by an agreement.

3.12 MINOR VARIANCES TO THE ZONING BYLAW

(1) An application for a minor variance shall be made to the Development Officer for a minor variance to the Zoning Bylaw in a form as prescribed by the Development Officer.

(2) The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.

(3) The Development Officer may vary the requirements of the Zoning Bylaw subject to the following conditions:

- a) A minor variance may be granted for variation only of:
 - (i) the minimum required distance of a building from the site line
 - (ii) the minimum required distance of a building to any other building on the site.
- b) The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the Zoning Bylaw.
- c) The development shall conform to the Zoning Bylaw with respect to the use of land.
- d) The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.

(4) No minor variance is allowed in connection with an agreement on rezoning entered into pursuant to Section 3.11.

(5) A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the Act.

(6) On receipt of an application for a minor variance, the Development Officer may:

- a) approve the minor variance
- b) approve the minor variance and impose terms and conditions on the approval
- c) refuse the minor variance.

(7) Where the Development Officer imposes terms and conditions on an approval pursuant to Subsection 3.12(6) the terms and conditions shall be consistent with:

- a) minimizing adverse impacts on neighbouring properties, including any potential change in fire rating requirements
- b) providing adequate separation between buildings for safety reasons
- c) avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.

(8) Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.

(9) Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.

(10) The written notice required pursuant to Subsection (8) shall:

- a) contain a summary of the application for minor variance
- b) provide a reason for and an effective date of the decision
- c) indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer
- d) where there is an objection described in Clause (c), advise the public that the applicant will be notified of the right of appeal to the Development Appeal Board.

(11) The written notice required pursuant to Subsection (8) shall be delivered:

- a) by registered mail or,
- b) by personal service.

(12) A decision approving a minor variance, with or without terms and conditions, does not take effect:

- a) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed
- b) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

(13) If an assessed owner of property having a common boundary with the land that is the subject of the application, objects in writing to the Municipality respecting the approval of the minor variance within the time period prescribed in Subsection (12), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:

- a) of the revocation of the approval
- b) of the applicant's right to appeal the revocation to the Development Appeal Board within 30 days of receiving the notice

(14) If an application for a minor variance is refused, or approved with terms and conditions, the applicant may appeal to the Development Appeal Board within 30 days of the date of that decision.

3.13 ENFORCEMENT, OFFENCES AND PENALTIES

3.13.1 Inspection

Where the Development Officer has reasonable grounds to believe that development of property contravenes any provision of the Zoning Bylaw, he/she may at a reasonable time, and with the consent of the owner, operator, or occupant, or having been refused consent, with a warrant, enter any land, building, or premises for the purposes of inspection.

3.13.2 Order by the Development Officer

(1) Where the Development Officer has determined that a violation of this Bylaw has occurred, the Development Officer may issue an order to correct the violation pursuant to Section 242 of the Act.

(2) The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following: discontinue the development, alter the development so as to remove the contravention, restore the land, building or premises to its condition immediately prior to the development or form of development, and complete the work necessary to comply fully with the Zoning Bylaw.

(3) The order shall specify the time when the actions required by Clause (2) are to be complete and shall advise of the rights of appeal.

(4) The Development Officer may register an interest against the title to the property, based on the order, and shall discharge the interest once the order is complied with.

(5) The Development Officer may apply to the Court of Queen's Bench to enforce the order, or the order as amended by the Development Appeal Board or the Saskatchewan Municipal Board on an appeal.

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

4 GENERAL REGULATIONS

4.1 ALL ZONING DISTRICTS

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

4.1.1 Licenses, Permits, and Compliance with Other Bylaws

(1) Development must comply with the provisions of this Bylaw, whether or not a permit has been issued for the development.

(2) Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Village of Beechy or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Village of Beechy. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

4.1.2 Multi Parcel Sites

(1) Where a multi parcel site is used for one development, a proposal to separate the parcels into two or more sites requires a development permit for each of the resulting sites.

(2) No development permit may be issued for a development creating more than one site as described in Clause (1) unless each of the sites will comply with the Bylaw with respect to the requirements of the District in which it is located.

4.1.3 Non-conforming Buildings and Non-conforming Sites

Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Sections 91 to 93 of the Act. These rights are subject to the following:

- (1) the enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw
- (2) all other applicable provisions of this Bylaw are satisfied
- (3) issuing of a development permit required by this Bylaw.

4.1.4 Non-conforming Uses

Where a use or intensity of use is being undertaken for part of a site or part of a building that conform to the bylaws in effect before this Bylaw or before an amendment to this Bylaw, that use may be continued. The use may not be enlarged, not relocated, or the part of the building housing the use may not undergo structural alteration as long as the use is continued, as provided for in Sections 89 and 90 of the Act. Any portion of the property or building may undergo development or reconstruction of the building for a use that does conform to the Bylaw.

4.1.5 Established Building Lines

Where a front building line in a residential District has been established by existing buildings in a block and is less than the specified front yard requirement, the required front yard is reduced for new construction according to the following principles:

- where the new building is to be constructed on a corner site it shall not be located further into the required front yard than a legal principle building on the abutting interior site
- where the building is to be constructed on an interior site it shall not be constructed further into the required front yard than the average of the encroachments of principle buildings into the required front yard on the two abutting sites
- where the abutting site is vacant, or the building has more than the required front yard the encroachment into the required front yard shall be considered to be zero
- existing buildings where legally built are conforming with respect to the established building line.

4.1.6 Number of Principal Buildings Permitted on a Site

Not more than one principal use shall be established and not more than one principle building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, community centres, approved commercial building groups or shopping centres, nursing homes, senior citizen homes, and approved dwelling groups.

4.1.7 Building to be Moved

No building, including, but not limited to any residential commercial or industrial building, shall be moved within or into the area covered by this Bylaw without first obtaining a development permit, subject to the standards required for new construction, and to obtaining any other required municipal or provincial permit.

4.1.8 Demolition of Buildings

No building shall be demolished within the area covered by this Bylaw without obtaining a development permit. A development permit shall be granted where all requirements of the Building Bylaw are met, and:

- the building is not designated a heritage building which is not to be demolished
- the building is not a residential structure in a Demolition Control District for which building Council has not granted an application to demolish.

4.1.9 Grading and Levelling of a Site

Any site proposed for development shall be graded and levelled at the owner's expense as is necessary to provide for adequate surface drainage. The drainage shall not adversely affect adjacent property, and shall comply with the requirements of the Village of Beechy respecting design and location of flow from the property.

4.1.10 Water Supply and Waste Disposal

(1) Subject to the Acts and Regulations administered by the Ministries responsible for Health and Environment, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.

(2) Where available, every residence, and every building containing washroom facilities shall be connected to the municipal sewer and water supply system at the owner's expense.

4.1.11 Metric Conversion

Where a building was constructed or a site created under a bylaw using the Imperial System of Measurement, a standard under that bylaw that was converted and rounded to an approximate metric measure in a subsequent bylaw, shall be deemed equivalent for the purpose of regulation of that site or building.

4.1.12 Geotechnical Analysis Required

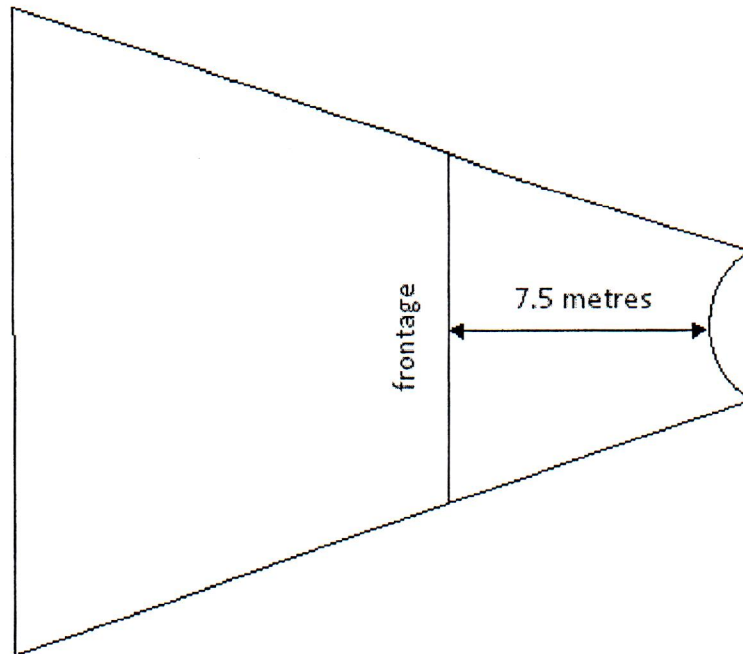
If a proposed development is to be located on a site that may be subject to flooding, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, Council may require that a geotechnical report be completed and approved by a Professional Engineer in the Province of Saskatchewan, as a condition of the issuance of the development permit. The report shall indicate the suitability of the site, or sites, for development and any remedial measures required to ensure suitability or to ensure that the natural resource base is not irreparably altered. Remedial measures may be specified as conditions in the development permit.

4.1.13 Satellite Dish, Radio Tower or Television Antenna for Personal Use

The installation and operation of a free standing satellite dish, radio tower or television antenna and its supporting structure intended for personal use is permitted in all zoning Districts provided that such structures are not located in any front yard or in the case of a corner site, in any portion of the side or rear yard which is within 3 metres of the side site line adjacent to a street.

4.1.14 Frontage for Irregular Sites

Frontage on sites in a cul-de-sac will be measured at the minimum front yard. Eg. if the minimum front yard is 7.5 meters, the frontage will be measured at 7.5 metres back from the front site line.



4.2 RESIDENTIAL DISTRICTS

4.2.1 Projections in Yards

The following projections into required yards are permitted subject to the setback or construction requirements of the National Building Code:

(1) In front yards:

- a) maximum of 0.6 m projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes
- b) maximum of 1.8 m projection of open cantilevered balconies, open porches, or open steps
- c) wheelchair ramps to main floor level
- d) fences less than 1 m in height unless provided otherwise in this Bylaw
- e) light standards, flag poles, and permitted signs.

(2) In Rear Yards

- a) cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 m
- b) unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3 m
- c) a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 m
- d) wheelchair ramps to main floor level
- e) fences less than 2 m in height unless provided otherwise in this Bylaw.

(3) Side Yards

- a) fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 m or $\frac{1}{2}$ the required yard whichever is the less
- b) walkways and steps less than 0.6 m in height
- c) wheelchair ramps to main floor level
- d) fences not more than 2 m in height unless provided otherwise in this Bylaw.

(4) Hedges and other closed landscaping plantings shall comply with the fence requirements.

(5) Handrails are permitted in all yards uncovered driveways, walkways.

4.2.2 Storage

(1) No side or front yards shall be used for outdoor storage.

4.3 COMMERCIAL AND INDUSTRIAL DISTRICTS

4.3.1 Projections in Yards

(1) Projections into required minimum front, rear or side yards are permitted subject to the setback or construction requirements of the National Building Code where they consist of any of the following: eaves and gutters of 0.6 m or less projection into a required yard, or chimney chases, fire escapes, or steps, provided that any of the projections will not extend beyond the property line.

(2) Signs, as allowed pursuant to Section 6, are permitted in required yards.

4.3.2 Fences and Hedges

(1) Fences, hedges and other closed landscaping plantings shall not exceed 1 m in any required front yard or 3 m in any required side or rear yard.

(2) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle on a corner site between 0.7 m and 2.5 m above grade.

5 SPECIAL PROVISIONS

This Section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District.

5.1 DISCRETIONARY USES

In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:

- (1) site drainage of storm water
- (2) the location of buildings with respect to buildings on adjacent properties
- (3) access to, number and location of parking and loading facilities
- (4) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways
- (5) control of noise, glare, dust and odour
- (6) landscaping, screening and fencing to buffer adjacent properties.

5.2 BED-AND-BREAKFAST HOMES

- (1) Bed-and-breakfast homes shall be located in a single detached dwelling used as the operator's principal residence.
- (2) Bed-and-breakfast homes shall be licensed pursuant to *The Public Health Act, 1994* and shall have a fire safety inspection report issued prior to occupancy as a bed-and-breakfast home.
- (3) In issuing discretionary use approval for a bed-and-breakfast home, Council may specify the maximum number and specific location in the dwelling of approved guest rooms. Any increase in number of guest rooms shall require a new discretionary use approval.
- (4) One off-street parking space shall be provided and available to the use of the guest for each guest bedroom in the bed-and-breakfast home, in addition to any off street parking used for the operator of the facility.
- (5) One sign identifying the bed-and-breakfast home in accordance with the standards for a sign identifying a multiple unit dwelling is permitted.
- (6) Council will consider applications with respect to the following criteria:
 - The proposed structures are suitable and comfortable for the proposed development.
 - There is adequate space on the site for the proposed facility
 - There are appropriate levels of access to the site and off street parking is available for the users of the facility and for the operator
 - The development will complement adjacent residential uses
 - Use as a bed-and-breakfast home, will be considered an asset in the preservation of heritage buildings.

5.3 HOME BASED BUSINESS

- (1) Where allowed as a discretionary use, a home based business may be located in a dwelling used as the owner's residence, or in a building accessory to the dwelling.
- (2) A home based business shall clearly be secondary and ancillary to the use of a dwelling unit as a private residence.

(3) A home based business shall not cause a variation in the residential character and appearance of the dwelling, accessory residential building, or property; except for permitted signs.

(4) A home based business shall be conducted entirely within the dwelling or accessory building. Client contact and services may only occur within the principal building.

(5) A home based business shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, radio interference, or disturbance between the hours of 10 p.m. and 7 a.m. that would be disruptive to the surrounding residential uses.

(6) A home based business shall not require the parking of more than two client vehicles at any time. Off street parking shall be provided on site for any resident vehicles.

(7) The home occupation shall not have any exterior display, outdoor storage of materials, or exterior variation from the residential character of the residence or its accessory building.

(8) Persons employed within the dwelling in the home based businesses shall be full time residents of the dwelling. Council may, in its approval, provide for up to two other persons employed by the home based business where such persons are employed to work off-site.

(9) No more than 25% of the gross floor area of the principal building, and 50% of the gross floor area of an accessory building shall be used for the home based business.

(10) The operation of a home based business is subject Section 3.13, including any violation of the terms and conditions included in the development permit for that use.

(11) The discretionary use approval for a home based business shall cease to be valid when the operation ceases in accordance with Section 3.7.1, or where the operator relocates to another site. A new discretionary use approval is required before the home based business may restart operation.

5.4 SERVICE STATIONS AND GAS BARS

(1) Fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 metres from any street or other property boundary.

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

(3) All business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator.

(4) The Development Officer may specify in the issuing of a development permit, as a special condition of the development permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting streets or lanes.

5.5 RESIDENTIAL CARE HOMES

(1) Where allowed as a discretionary use a residential care home may be developed in a single detached dwelling

building, subject to obtaining a provincial licence, pursuant to the particular act under which the home is proposed to operate.

(2) The residential care home shall maintain the single detached residential character of the property consistent with the neighbourhood.

(3) A residential care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located.

(4) The operator of the residential care home shall be a permanent resident of the dwelling licensed as a residential care home.

(5) The operator shall ensure that adequate supervision and care is available at the home at all times.

(6) In approving a residential care home, Council may specify the maximum number of clients that may be cared for in a residential care home but in no case shall the number exceed 10 persons.

(7) Council will consider applications with respect to the following criteria:

- the structures are suitable and comfortable for the proposed development, and provide for the appropriate level of supervision
- there is adequate space on the parcel for the proposed facility
- there are appropriate levels of off street parking for the residents of the facility and the operator
- the concentration of residential care homes will not exceed 2 facilities per residential block, and the home will complement adjacent residential uses.

5.6 CAMPGROUNDS

Campgrounds are subject to the following conditions:

- a) The operator of a campground shall provide the development officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the operator shall submit for approval an amended plan incorporating the development.
- b) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.
- c) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² in area with its corners clearly marked.
- d) One permanent sign located on site advertising the campground is permitted per site;
- e) No portion of any campsite shall be located within a roadway or required buffer area.
- f) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- g) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- h) The space provided for roadways within a campground shall be at least 7.5 meters in width. No portion of any campsite, other use or structure shall be located in any roadway.
- i) A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of

- the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- j) *The Public Health Act, 1994* shall be complied with in respect to all operations and development of the campground.

5.7 ANIMAL KENNELS

Animal kennels are subject to the following:

- a) The maximum number of animals not normally attributed to the host site to be kept on site shall be at the discretion of council.
- b) Council may apply special conditions with respect to siting conditions
- c) All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
- d) Animal kennels shall be subject to relevant bylaws and legislation governing noise and public health.
- e) Failure to comply with any of the above regulations or the conditions of a development shall be subject to Section 3.13 of this bylaw.

6 SIGNAGE

6.1 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

(1) A sign permit, pursuant to Section 3.8, is required for any sign except as follows:

- a) official signs erected by a public agency for a public purpose
- b) real estate signs advertising the sale, lease, or rental of the real property on which it is located and related information
- c) temporary signs of less than 1 m² in surface area
- d) directional or safety signs bearing no advertising information
- e) address signs, name of building signs, and name of residential occupant signs all containing no advertising information
- f) election signs during the period of an election campaign, and 7 days thereafter
- g) temporary signs located inside a building window, exclusive of any electrified sign greater than 0.5 m² in area
- h) signs visible only from the interior of a building
- i) construction signs, located on the site of the construction to which they refer.

(2) All signs, whether requiring a permit or not are subject to the sign regulations and size limits of the District in which they are located.

6.2 GENERAL SIGN REGULATIONS

(1) Official signs erected by a public agency for a public purpose shall be of a size and placed at a location appropriate to that public purpose and shall be exempt from any sign regulation of this Bylaw.

(2) Except as specifically provided in a C1 District, all signs shall be located within the limits of the parcel on which they are located and shall not project over the site lines.

(3) Private signs shall not be placed on public rights of way, or attached to public utilities, or other public facilities,

except where space is specifically rented by the Municipality for the purpose of advertising.

(4) A sign located in a street sight triangle or a driveway sight triangle shall be less than 0.75 m above grade at its top or shall be at least 2.5 m above grade at its lower edge, so as to not obstruct its view from and of a vehicle.

(5) No sign shall cover, obscure, or in any way detract from the visibility and function of an official sign or traffic control device.

(6) Real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant.

(7) A temporary sign is to be displayed for the period of the temporary event to which it refers or a period of 2 months, whichever comes first.

6.3 SIGNS IN RESIDENTIAL AND COMMUNITY SERVICE DISTRICTS

The following signs are allowed in an R1, R2, and CS District:

(1) One wall sign is permitted for a dwelling with a maximum surface area as follows:

- a) multiple unit dwellings - 1 m²
- b) all other dwellings - 0.5 m²
- c) institutional uses, including schools, churches, and private clubs - 2 m²
- d) an additional sign is permitted as above where it faces another street
- e) one additional wall sign for an approved home based business - 1 m²

(2) One additional free standing sign with a maximum surface area as follows:

- a) multiple unit dwellings - 2.5 m²
- b) for dwelling groups one sign adjacent to each street from which the dwelling group achieves access - 2.5 m²

(3) Other uses in a Residential District shall be subject to sign regulations for multiple unit dwellings.

(4) One real estate sign for each site - 1.5 m² maximum surface area.

(5) For dwelling groups, one real estate sign may be placed on or attached to each building or unit to which it applies - 1.5 m² maximum surface area.

(6) For any parcel one temporary sign not exceeding 5 m² provided a valid sign permit exists while the temporary sign is on the parcel.

(7) Up to two construction signs on a construction site only during the period of construction and while the building is not occupied - not exceeding 7.5 m² each.

(8) Billboard signs are prohibited.

6.4 SIGNS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS

The following regulations shall apply to signs in a Commercial District or an Industrial District:

- (1) Signs for dwellings, dwelling groups, and institution uses shall comply with the regulations in Section 6.3.
- (2) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
- (3) In a C1 District one sign per property may project over the abutting sidewalk not closer, in horizontal distance, than 0.3 m to the edge of the curb. Such signs shall have a clearance of not less than 2.5 m above the sidewalk.
- (4) One permanent free standing sign is permitted per 30 m or part thereof of property frontage.
- (5) Two temporary signs may be located on site for the period of the temporary condition only. These signs are subject to the permit requirements of Section 6.2.7.

6.5 BILLBOARD SIGNS

- (1) Billboard signs are a discretionary use in an Industrial District and a Future Urban Development District.
- (2) Billboards and signs advertising goods or services not related to the site parcel on which the sign is located are prohibited in C1 and C2 Districts.
- (3) For the purposes of regulation under this Bylaw an unlicensed vehicle or trailer unit which in the opinion of Council is acting as a sign shall be considered a billboard sign.
- (4) The billboard sign face and height regulations shall be as follows:
 - a) maximum single face area - 20 m²
 - b) maximum total face area - 40 m²
 - c) maximum number of faces - 2
 - d) double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction.
 - e) maximum height above grade - 6 m.
- (5) No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary.
- (6) Billboards shall not be located in a required front yard.
- (7) Council may place special conditions on the location of the billboard on a site to protect the clear view of an intersection or a highway approach, or other directional and informational signs.
- (8) Council will apply the following criteria in considering a discretionary use application:
 - a) the billboard will not obscure local business signs
 - b) the billboard will have sufficient separation to residential Districts; in general this distance will be at least 200 m
 - c) the billboard will be separated by at least 100 m from other billboards
 - d) the billboard will not seriously detract from the appearance of an entry to the Village.

7 OFF STREET PARKING AND LOADING

7.1 GENERAL REGULATIONS

- (1)** No person within any District shall erect, enlarge, substantially alter, or extend any building permitted under this Bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with the development.
- (2)** When the intensity of use of any building or use is increased by the addition of dwelling units, floor area, seating capacity or other unit of measurement, that specifically affects the requirements for parking and loading facilities, the number of parking and loading spaces shall be increased by the additional number of spaces required by this Bylaw.
- (3)** Whenever the use of a building is changed, the parking and loading spaces shall be provided as required for the new use. However, if the building was erected prior to the effective date of this Bylaw, additional parking and loading spaces are required only by the number of spaces that the requirements for the new use exceed those of the existing use.
- (4)** Any conforming or legal non-conforming building or use which is in existence on the effective date of this Bylaw, that is damaged by fire, collapse, explosion, or other cause to the extent of 75 % or more of its value above the foundation to rebuild that is reconstructed, repaired or re-established, shall provide off-street parking and loading facilities in accordance with this Bylaw.

7.2 OFF-STREET PARKING

- (1)** Off-street parking shall be provided in accordance with the Table 1 Parking Schedule below, and associated regulations. Except where specifically noted, all floor areas represent gross floor areas. One space is required for each rate unit or part of a unit. For shopping centres the rate required applies to the entire shopping centre including restaurants or offices.
- (2)** Required off-street parking spaces in any Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 m of the principal building or use, provided such spaces are located within a commercial or industrial District.
- (3)** In Residential Districts, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located.
- (4)** Where the necessary off-street parking space is provided on a parcel that is separate from the principal use, an agreement between the Municipality and the owner of the site on which the parking is to be located shall be recorded in the Village office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purposes of off-street parking so long as the main use or building for which the parking is provided exists; and an interest based on the agreement shall be registered against the titles on behalf of the Municipality.

Table 1 - Parking Schedule

Land Use	Parking Spaces Required (minimum)
Residential	
single detached dwelling	1 space
semi detached dwelling, attached dwelling, duplex	
dwelling, mobile or modular home	1 per dwelling unit
multiple unit dwelling	1 per dwelling unit
multiple unit dwelling for senior citizens.....	1 per 4 dwelling units
bed-and-breakfast facility	1 plus 1 per guest room
Institutional	
personal care home.....	1 plus 1 per 5 client residents
special care and nursing home	1 per 4 client beds
hospital.....	1 per 2 beds
elementary school	1 per classroom
high school and collegiate.....	4 per classroom
community centre, auditorium, theatre, private club, places of worship.....	1 per 10 fixed seats or 1 per 25 m ² of space for movable seating.
library, cultural institution.....	1 per 20 fixed seating or 1 per 50 m ² for movable seating.

Commercial	
retail stores	1 per 40 m ²
shopping centers.....	1 per 30 m ²
offices.....	1 per 50 m ²
cafe, restaurant	1 per 4 patron seats, or 1 per 10 m ² patron space if seating not fixed.
lounge, beverage room, night club	1 per 4 patron seats, or 1 per 10 m ² patron space if seating not fixed.
hotel or motel	1 per guest room or motel unit.
bingo hall	1 per 4 patron seats,
bowling alley	2 per lane
billiard hall.....	1 per table plus 1 per 4 patron seats,
lumber yard, home improvement centre	1 per 50 m ²
Industrial	
manufacturing and processing plants	1 per 60 m ²
warehouse (restricted access)	1 per 100 m ²
Recreational	
ice rink, curling rink, arena	2 per sheet of ice, or playing field plus 1 per 10 fixed seats
gymnasium, tennis court (indoor)	2 per court plus 1 per 10 fixed seats
fitness center	1 per 30 m ²
All others	1 per 30 m ²

7.3 PAYMENT OF CASH-IN-LIEU OF REQUIRED OFF-STREET PARKING

(1) Pursuant to the Act the Development Officer may exempt any person who is required to provide off-street

parking in a Commercial District from providing those spaces, where, instead, he pays or contracts to pay the Municipality the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required to provide by the average current market value of 25 m² of land in the area and zone of the development as calculated by the Development Officer, or by an independent land appraiser if requested and paid for by the applicant.

(2) The Development Officer shall record the number of spaces paid for with the parcel records and shall consider those spaces as provided with respect to that parcel. Where a development on that parcel requires a greater number of spaces than provided on the site either by cash-in lieu or by actual spaces on the site, only the additional spaces will be required.

(3) Cash-in-lieu received for off-street parking spaces will not be refunded where the intensity is decreased or the use is changed, requiring less off-street parking spaces. The spaces will continue to be considered as provided with respect to the parcel.

(4) A person who pays, or contacts in writing to pay the required cash-in-lieu of providing off-street parking facilities associated with a development shall be deemed to have met the off-street parking regulations for that development.

(5) All such sums of monies shall be paid to the Municipality prior to the issuance of a development permit and any building permit.

(6) All such sums shall be placed in an account of the Municipality used to provide public parking spaces.

7.4 OFF-STREET LOADING

(1) In any Industrial or Commercial District, where the use of a building or site involves the receipt, distribution or dispatch of materials, goods or merchandise from vehicles, adequate space for such vehicles to stand during loading or unloading shall be provided on the site in conformity with the following schedule:

Table 2 - Off Street Loading Space Schedule

Gross Floor Area	Loading Spaces Required (minimum)
100 m ² to 1,500 m ²	1
1,501 m ² to 3,000 m ²	2
Over 3,000 m ²	2 plus 1 for each 6000 m ² (or part thereof) over 3000 m ²

(2) All off-street loading spaces shall be located on the site and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.

8 ZONING DISTRICTS AND ZONING MAPS

8.1 CLASSIFICATION OF ZONING DISTRICTS

For the purpose of this Bylaw, the Village of Beechy is divided into the following Zoning Districts, the boundaries of which are shown on the 'Village of Beechy Zoning Map'. Such Districts may be referred to by the appropriate symbol, as shown in Table 3

Table 3 – Zoning Districts

District	Symbol
Future Urban Development	FUD
Residential	R1
Multiple Residential	R2
Mobile Home	R3
Village Centre Commercial	C1
Highway Commercial	C2
General Industrial	IND
Community Service	CS

8.2 ZONING DISTRICT MAPS

The Zoning District Map bears the statement:

"This is the Zoning District Map which accompanies and forms part of Bylaw No. XX-XX and is referred to in Section 8 adopted by the Village of Beechy signed by the Mayor and Village Administrator under the seal of the Village."

8.3 BOUNDARIES OF ZONING DISTRICTS

- (1) The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.
- (2) Unless otherwise shown, the boundaries of zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.
- (3) Where a boundary of a District crosses a parcel, the boundaries of the Districts shall be determined by the use of the scale shown on the map.
- (4) Where the boundary of a District is also a parcel boundary and the parcel boundary moves by the process of subdivision, the District boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

8.4 ZONING DISTRICT SCHEDULES

The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules. The Zoning District Schedules are contained in Section 9.

9 ZONING DISTRICT SCHEDULES

9.1 FUD – FUTURE URBAN DEVELOPMENT DISTRICT

9.1.1 Permitted Uses

(1) Agricultural uses

- a) Crop farming on an existing parcel without any buildings
- b) Crop farming including a dwelling and farm buildings

(2) Public uses

- a) public utilities, including , workshops, warehouses and storage Yards
- b) sewage lagoons and sanitary landfills operated by a public authority
- c) cemeteries
- d) municipal facilities.

(3) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building, but not including dwellings.

9.1.2 Discretionary Uses

(1) Residential uses

- a) single detached dwellings as a principle use
- b) single detached dwellings accessory or ancillary to any other use.
- c) home based businesses where ancillary to a dwelling

(3) Commercial Uses

- a) green houses, market gardens, horticultural supply, tree and plant nurseries
- b) veterinary clinics
- c) private airports
- d) dog kennels ancillary to a dwelling.

(4) Recreational Uses

- a) golf courses

- b) sports fields
- c) sports arenas
- d) tourist campgrounds.

(5) Other Uses

- a) billboard signs where principal or ancillary to another use

9.1.3 site Regulations

Table 4 – FUD Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Public Uses	No Requirements				
Agricultural Uses: - including dwellings or farmsteads - crop farming excluding buildings	30 m	16 ha	15 m	3 m	3 m
	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement
Discretionary Uses: - golf courses	30 m	16 ha	15 m	3 m	3 m
- all other discretionary uses	30 m	5 acres	15 m	3 m	3 m

9.1.4 FUD district supplementary regulations

(1) Discretionary use criteria

Council will consider the applications for discretionary use with respect to the following criteria:

- the sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system
- the proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the WaterWolf Growth Management Plan
- the development will not require the development of new streets and utility lines except as may be provided for in existing plans under the WaterWolf Growth Management Plan
- the proposal is not premature.

(2) Billboard signs

- a) In approving a billboard sign for a vacant parcel of land Council may limit the validity of the approval to a maximum of five years where the site is in the path of future development.

(3) Home Based Businesses

See sub section 5.3.

(4) Single Detached Dwellings

- To recognize existing use, Council will consider building or expansion of single detached dwellings in an FUD District on a site that holds an existing single detached dwelling.
- The approval of development of a single detached dwelling on vacant or idle land, or in a new subdivision for large site residential use, will not be considered except in conjunction with the adoption of a concept plan to the Official Community Plan that designates the area for large site residential use.
- Council may consider approval of a single detached dwelling accessory or ancillary to another existing use, where the location will not interfere with future development pursuant to the WaterWolf Growth Management Plan and any concept plan adopted under that plan. All single detached dwellings shall comply with the standards of an R1 District except as specifically provided Section 9.1.3.

(5) Animal Kennels

See sub section 5.7

(6) Campgrounds

See sub section 5.6

(7) Signage

See Section 6

(8) Off street Parking and loading

See Section 7

9.2 R1 – RESIDENTIAL DISTRICT

9.2.1 Permitted Uses

(1) Residential uses

- a) single detached dwelling
- b) family child care home where ancillary to a dwelling

(2) Recreational and public uses

- a) parks, playgrounds, swimming pools
- b) public utilities (excluding offices, warehouses and storage yards)
- c) municipal facilities.

(3) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.