

9.2.2 Discretionary Uses

(1) Residential uses

- a) residential care homes
- b) modular and mobile homes
- c) semi-detached or duplex dwelling
- d) home based business where ancillary to a dwelling.
- e) bed and breakfast homes where ancillary to a dwelling.
- f) salon/hairdresser
- g) abattoir

(2) Institutional uses

- a) places of worship, religious institutions.

(3) Commercial uses

- a) convenience stores

9.2.3 site Regulations

Table 5 – R1 Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Floor Area
single detached dwellings, modular homes, mobile homes	12 m with lane; 15 m without	360 m ² with lane; 450 m ² without	7.5 m	1.2 m	6 m	11 m	56 m ²
semi-detached, row house dwelling (per dwelling)*	7.5 m with lane; 9 m without	225 m ² with lane; 270 m ² without	7.5 m	1.2 m	6 m	11 m	not required
duplex	15 m with lane, 18 m without	450 m ² with lane; 540 m ² without	7.5 m	1.2 m	6 m	11 m	not required
residential care home	12 m with lane; 15 m without	360 m ² with lane; 450 m ² without	7.5 m	1.2 m	6 m	11 m	70 m ²
Places of Worship, Religious Institutions	30 m	900 m ²	7.5 m	3 m	6 m	not required	not required
convenience stores	30 m	900 m ²	7.5 m	3 m	6 m	11 m	not required
Recreational and Public Uses	No Requirements						

* Where dwelling in a row house or semi detached house abuts the other dwelling at the party wall, the side yard is requirement is not applicable

9.2.4 R1 DISTRICT SUPPLEMENTARY REGULATIONS

(1) Accessory buildings

All accessory buildings with a door or doors opening onto the street or lane shall not be located less than 1.2 metres from the site line abutting the street or lane. All accessory buildings shall be set back at least the same distance as the principal building from the front of the site. In the case of corner lots, the accessory building shall be set back 1.2 metres from the site line abutting both the street and lane. Accessory buildings will be limited to 1 storey in height.

(2) Residential Care Homes

- a) The maximum number of client residents shall not exceed 5.
- b) Council will apply the following criteria in considering a residential care home application:
 - the development will comply with the standards and criteria of Section 5.5
 - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
 - the development will provide a comfortable home for the client residents.

(3) Modular and mobile Homes

- a) All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.
- b) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
- c) Mobile homes shall be skirted with all running gear removed.

(4) Family Child Care Home

Family child care operations are limited to 5 client spaces.

(5) Bed-and-Breakfast Homes

Development of a bed-and-breakfast home shall comply with the standards and criteria of Section 5.2

(6) Home Based Business

- a) Section 5.3 applies.
- b) Council will apply the following criteria in considering a home based business application.
 - the development will comply with the standards and criteria of Section 5.3
 - the development of the business will be entirely consistent with the residential development on adjacent

- parcels, except for approved signs
- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

(7) Commercial and Institutional uses.

- a) Council will apply the following criteria in considering a commercial or institutional use in this District:
- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas;
 - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
 - the development will be of a size and operation intended to serve the neighbourhood in which it is located
 - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- b) Council will apply the following criteria in considering an institutional use in this District:
- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
 - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

(8) Signage

See Section 6

(9) Off street Parking and loading

See Section 7

(10) Storage

Section 4.2.3 regulations shall apply in the R1 – Residential District.

9.3 R2 – MULTIPLE RESIDENTIAL DISTRICT

9.3.1 Permitted Uses

(1) Residential uses

- a) single detached dwellings
- b) semi detached and duplex dwellings
- c) family child care home where ancillary to a dwelling.

(2) Recreational and public uses

- a) parks, playgrounds and 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.

9.3.2 Discretionary Uses

(1) Residential uses

- a) multiple dwelling units
- b) mobile and modular homes
- c) residential care homes
- d) row houses
- e) dwelling groups
- f) home based business where ancillary to a dwelling.

(2) Institutional uses

- a) places of worship, religious institutions.
- b) day care centres
- c) group care facilities

(3) Commercial uses

- a) convenience stores
- b) gas bars where ancillary to a convenience store

9.3.3 site Regulations

Table 6 – R2 Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Floor Area
single detached dwellings, modular homes, mobile homes	12 m with lane; 15 m without	360 m ² with lane; 450 m ² without	7.5 m	1.2 m	6 m	11 m	56 m ²
semi-detached, row house dwelling (per dwelling)*	7.5 m with lane; 9 m without	225 m ² with lane; 270 m ² without	7.5 m	1.2 m	6 m	11 m	not required
duplex	15 m with lane, 18 m without	450 m ² with lane; 540 m ² without	7.5 m	1.2 m	6 m	11 m	not required
multiple dwelling units	30 m	900 m ²	7.5 m	1.2 m	6 m	not required	not required

residential care home, day care centres, group care facilities	12 m with lane; 15 m without	360 m ² with lane; 450 m ² without	7.5 m	1.2 m	6 m	11 m	70 m ²
places of Worship, Religious Institutions	30 m	900 m ²	7.5 m	3 m	6 m	not required	not required
convenience stores with or without gas bars	30 m	900 m ²	7.5 m	3 m	6 m	11 m	not required
Recreational and Public Uses	No Requirements						

* Where dwelling in a row house or semi detached house abuts the other dwelling at the party wall, the side yard is requirement is not applicable

9.3.4 R2 DISTRICT SUPPLEMENTARY REGULATIONS

(1) Accessory Buildings

All accessory buildings with a door or doors opening onto the street or lane shall not be located less than 1.2 metres from the site line abutting the street or lane. All accessory buildings shall be set back at least the same distance as the principal building from the front of the site. In the case of corner lots, the accessory building shall be set back 1.2 metres from the site line abutting both the street and lane.

(2) Subdivision of Semi Detached and Row House Dwellings.

Where compliant with the site standards, a semi detached or row house dwelling site may be subdivided along the party walls to create a separate site for each dwelling, subject to compliance with building bylaw requirements.

(3) Residential Care Homes

- a) The maximum number of client residents shall not exceed 10.
- b) Council will apply the following criteria in considering a residential care home application:
 - the development will comply with the standards and criteria of Section 5.5
 - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
 - the development will provide a comfortable home for the client residents.

(4) Development Standards for Multiple Unit Dwellings, and Attached and Street Village House Dwellings

- a) Where a concept plan has been adopted for an area, the location of all forms of multiple unit dwellings including Villagehouses and row houses shall conform to the concept plan.
- b) Council will apply the following criteria in considering a discretionary use application:

- the services available to the sites and adjacent areas will have sufficient capacity to handle the higher density
- sites will be located on corner sites or adjacent to a multiple unit dwelling, row house dwellings, or Villagehouse development
- isolated single detached dwelling sites will not be left on a block undergoing conversion to higher density
- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas.

(5) Development Standards for Dwelling Groups

- a) All parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel.
- b) All dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of emergency.
- c) Individual bare land units for dwellings in a bare land condominium plan, excluding parking units, service units or common property, shall comply with the minimum site regulations for the type of dwelling to be constructed on that unit.
- d) The frontage for a bare land unit shall be defined as the unit boundary line from which primary access to the dwelling unit is obtained whether from a street, a service unit, or common property.
- e) Council will apply the following criteria in considering dwelling groups:
 - the size and location of the development will be consistent with the capacity of the street system to handle the added development. The development will not cause excessive traffic to pass through existing low density residential areas
 - the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites
 - building separations shall meet the standards for similar residential structures on separate parcels
 - bare land condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property on the parcel.

(6) Family Child Care Home

Family child care operations are limited to 5 client spaces.

(7) Modular and mobile homes

- a) All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.
- b) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and

permanently connected as available to other public utilities.

c) Mobile homes shall be skirted with all running gear removed.

(8) Group Care Facilities

a) Appropriate staff for the care of clients will be on site at all times.

b) Council may set a maximum number of residents as a condition of approval.

c) Council will apply the following criteria in considering discretionary use application

- adaptive re-use of large historic buildings is an asset
- the development will provide a comfortable home for the client residents
- appropriate measures are provided for the security and safety of clients
- the applicant provides reasonable justification why a CS District parcel is not appropriate to the application.

(9) Home Based Business

Council will apply the following criteria in considering a home based business application.

- the development will comply with the standards and criteria of Section 5.3
- the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs

(10) Commercial and Institutional uses.

a) Council will apply the following criteria in considering a commercial use in this District:

- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas;
- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
- the development will be of a size and operation intended to serve the neighbourhood in which it is located
- the developer of the business may be required to provide a fence or other buffer to an abutting residential use.

b) Council will apply the following criteria in considering an institutional use in this District:

- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
- significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

(11) Signage

See Section 6

(12) Off street Parking and loading

See Section 7

(13) Storage

Section 4.2.3 regulations shall apply in this district

9.4 R3 – MOBILE HOME DISTRICT

9.4.1 Permitted Uses

(1) Residential uses

- a) mobile homes in mobile home subdivisions or mobile home courts
- b) family child care home where ancillary to a dwelling.

(2) Recreational and public uses

- a) parks, playgrounds and 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.

9.4.2 Discretionary Uses

(1) Residential uses

- a) home based business where ancillary to a dwelling

9.4.3 site regulations

Table 7 – R3 Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Floor Area
Mobile homes	12 m with lane, 15 m without	360 m ² with lane, 450 m ² without	5 m	1.2 m	5 m	11 m	78 m ²
Mobile home Courts*	45 m	40,000 m ²	7.5 m	7.5 m	7.5 m	11 m	78 m ² for each mobile home
Recreational and Public Uses	No Requirements						

*Site regulations for mobile home courts are for the entire development.

9.4.4 R3 DISTRICT SUPPLEMENTARY REGULATIONS

(1) Accessory Buildings

All accessory buildings with a door or doors opening onto the street or lane shall not be located less than 1.2 metres from the site line abutting the street or lane. All accessory buildings shall be set back at least the same distance as the principal building from the front of the site. In the case of corner lots, the accessory building shall be set back 1.2 metres from the site line abutting both the street and lane.

(2) Mobile Homes

a) Mobile homes shall be skirted with all running gear removed.

(3) Mobile and Home Courts

- a) All roadways in a mobile and or modular home court shall have a minimum width of 7.5 metres.
- b) Where no existing landscape features exist, or where additional landscaping is desirable, Council may through an agreement with the developer, stipulate landscaping to be done by the developer.
- c) Every mobile home, including any attached buildings or garages shall be located at least 5 metres from a mobile home, or modular home on another site.

(4) Family Child Care Homes

Family child care operations are limited to 5 client spaces

(5) Home Based Business

- a) Section 5.3 applies.
- b) Council will apply the following criteria in considering a home based business application.
- the development will comply with the standards and criteria of Section 5.3
 - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs

(6) Signage

See Section 6

(7) Off street Parking and loading

See Section 7

(8) Storage

Section 4.2.3 regulations shall apply in this district

9.5 C1 – VILLAGE CENTRE COMMERCIAL DISTRICT

9.5.1 Permitted Uses

(1) Retail, commercial services, and office uses

- a) banks, financial services, and business offices
- b) bakeries with retail sales
- c) broadcasting media and commercial communications studios and offices
- d) bus terminals
- e) cafes, restaurants, and lounges
- f) construction trades, artisans, and craft shops offices and workshops
- g) convenience stores
- h) government and professional service offices
- i) licensed beverage rooms, restaurants and lounges
- j) medical, dental, and other health services offices and clinics
- k) personal service establishments
- l) printing and publishing offices, including related printing presses and equipment
- m) retail stores
- n) rental stores
- o) travel agents
- p) undertaking establishments

(2) Tourism, recreational, and cultural uses

- a) art galleries
- b) bed-and-breakfast homes subject to the requirements of Section 5.2
- c) commercial entertainment establishments
- d) libraries, cultural institutions
- e) hotels, motels
- f) museums.

(3) Transportation and vehicle sales and services

- a) service stations with or without car washes
- b) gas bars with or without convenience stores.

(4) Institutional and public uses.

- a) community centres
- b) day care centres
- c) lodges, fraternal organizations, clubs
- d) places of worship, religious institutions
- e) public utilities
- f) municipal facilities

(5) 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.

9.5.2 Discretionary Uses

(1) Retail or wholesale uses

- a) Mini-malls, strip malls
- b) lumber yards
- c) wholesale trade stores and office.

(2) Transportation and vehicle sales and services

- a) Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles or trailers, or farm machinery.
- b) car wash

(3) Residential

- a) dwellings accessory to a permitted or discretionary use
- b) multiple unit dwellings located above the ground floor
- c) single detached dwellings subject to Section 9.5.4(6)

9.5.3 site Regulations

Table 9 – C1 Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum side and rear yard abutting Residential Districts without intervening road or lane	Minimum Side Yard Other	Minimum Rear Yard other	Maximum Height
Retail, commercial, service and office uses							
- undertaking establishments	30 m	900 m ²	7.5 m	1.2 m side; 6 m rear	1.2 m	6 m	not required
- other uses listed in 9.6.1 (1)	7.5 m	225 m ²	not required	1.2 m side; 6 m rear	not required	6 m	not required
- 2 or more uses listed in 9.6.1 (1) operating in a single building	15 m	450 m ²	not required	1.2 m side; 6 m rear	not required	6 m	not required
- mini malls, lumber yards, wholesale establishments	30 m	900 m ²	7.5 m	1.2 m side; 6 m rear	1.2 m	6 m	not required
Tourism, recreational and culture use							

- hotels and motels	30 m	900 m ²	7.5 m	1.2 m side; 6 m rear	1.2 m	6 m	not required
- other uses in 9.6.1 (2)	15 m	450 m ²	not required	1.2 m side; 6 m rear	1.2 m	6 m	not required
Residential uses							
- single detached dwellings including bed and breakfast homes	15 m	450 m ²	7.5 m	1.2 m side; 6 m rear	1.2 m	6 m	not required
- multiple unit dwellings above commercial buildings	30 m	900 m ²	not required	1.2 m side; 6 m rear	1.2 m	6 m	not required
Transportation and vehicle sales and services	30 m	900 m ²	7.5 m	1.2 m side; 6 m rear	1.2 m	6 m	not required
Institutional and Public Services							
- day care centres, lodges, fraternal organizations, clubs	7.5 m	225 m ²	not required	1.2 m side; 6 m rear	not required	6 m	not required
- places of worship, religious Institutions, community centres	30 m	900 m ²	not required	1.2 m side; 6 m rear	not required	6 m	not required
Utilities and Municipal Facilities	No Requirements						

9.5.4 C1 District supplementary regulations

(1) Wholesale Trade and Lumber Yards

- a) Wholesale trade and lumber yards are included to recognize existing development. Development of these uses on other than the existing sites will be encouraged to locate on vacant land in the C2 District or on IND District lands.
- b) No outside storage is permitted for a wholesale establishment.

(2) Mini Malls

- a) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.
- b) Parking stalls for mini mall clients shall be accessible from the street by way of on site access lanes, and not directly from the street.

(3) Drive through Restaurants

- a) Restaurants with drive through sales shall have room on site for at least 5 cars in the ordering line. This line of

cars shall not block access to parking stalls.

b) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

(4) Small scale Repair Trades, Artisans, and Craft Shop Offices and Workshops

a) All operations related to construction trades, artisans, and craft shop offices and workshops shall be conducted within an enclosed building.

b) No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

(4) Transportation and Vehicle Sales and Services

a) Service stations and gas bars shall be governed by Section 5.4.

b) Only corner sites may be developed for service stations or gas bars.

c) Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles or trailers, or farm machinery will be encouraged to establish on sites in the C2 District or IND District. Council will consider development of C1 sites for these uses when replacing an existing use of a similar type.

(5) Development Standards and Criteria for Multiple Unit Dwellings Above Ground Floor

a) Multiple unit dwellings may be developed where located on a second or higher floor over office, retail, restaurant, cafe, and personal serve uses on the main floor.

b) The parking required for the multiple unit dwelling is additional to parking for the commercial uses.

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

- inclusion of ground level commercial development in the proposal
- convenience of parking
- appropriate size and quality of proposed dwelling units.

(6) Single Detached Dwellings

a) To recognize existing use, Council will only consider building or expansion of single detached dwellings in a C1 District on a site that holds an existing single detached dwelling.

b) Council may consider rezoning to a Residential District of a C1 District property is abutting a Residential District, to accommodate new single detached dwelling development.

c) All single detached dwellings shall comply with the standards of the R1 District except as specifically provided Section 9.6.3.

d) Where a bed-and-breakfast use ceases in the C1 District the use may be converted to a single detached dwelling use.

(7) Accessory Dwelling Units. Attached to Stores or Commercial Establishments

- a) One accessory dwelling unit accessory to a retail or commercial use listed in Section 9.6.1 (1) may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.
- b) The accessory dwelling shall be located in the principle building.
- c) Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provided a fire exit secondary to the required entrance.

(8) Landscaping

Where a site abuts any Residential District without an intervening lane, within the setback shall be a strip of land adjacent to the abutting site which shall not be used for any purpose except landscaping.

(9) Parking

See Section 7

(10) Signage

See Section 6

9.6 C2 - HIGHWAY COMMERCIAL DISTRICT

9.6.1 Permitted Uses

(1) Commercial uses

- a) auto body shops, excluding works related to auto wrecking and salvage
- b) bus terminals
- c) cafes and restaurants
- d) car and truck washes
- e) commercial entertainment establishments
- f) construction trades
- g) equipment and tool rental establishments
- h) greenhouses, tree and plant nurseries
- i) gas bars with or without confectionaries
- j) hotels, motels
- k) licensed beverage rooms, restaurants and lounges
- l) lumber Yards, building supply and home improvement stores
- m) mini malls - which may include retail stores, restaurants, cafes, personal service establishments, offices and small animal veterinary clinics
- n) motor vehicles, recreational vehicles or trailers, or farm machinery, sale, storage and servicing
- o) service stations with or without car washes
- p) undertaking establishments
- q) veterinary clinics
- r) wholesale trade establishments.

(2) Public uses

- a) community centres
- b) government offices.
- c) tourist information centres
- d) public utilities
- e) 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.

9.6.2 Discretionary Uses

- a) bulk oil dealers and chemical supply dealers
- b) wholesale trade stores, offices and warehouses
- c) manufacturing and processing shops and associated storage facilities wherein applicable work activities are conducted wholly within enclosed buildings
- d) single detached dwellings.

9.6.3 site Regulations

Table 10 – C2 Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard abutting Residential Districts	Minimum Side Yard other	Minimum Rear Yard	Maximum Height
Public Uses - tourist information centres - public utilities - municipal facilities	No Requirements						
Residential Uses - single detached dwellings	15 m	450 m ²	7.5 m	1.5 m	1.5 m	6 m	no requirement
All Other Uses	30 m	900 m ²	7.5 m	3 m	3 m	6 m	no requirement

9.6.4 c2 district supplementary regulations

(1) Service stations and Gas Bars

- a) Service stations and gas bars shall be governed by Section 5.4.

- b) Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles, trailers, or farm machinery may include service stations and gas bars.
- c) Required parking and access aisles to fuel dispensing equipment may not be used for the display of vehicles and goods for sale.

(2) Drive through Restaurants

- a) Restaurants with drive through sales shall have room on site for at least 5 cars in the ordering line and this line shall not block access to parking stalls.
- b) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

(3) Mini Malls

- a) Council will consider the appropriate separation to industrial and other uses that may be incompatible with restaurant and retail uses and access to the site when making a discretionary use decision on a proposed mini mall.
- b) Parking stalls for mini mall clients shall be accessible from the street by way of access lanes located on the site, and shall not be directly accessed from the street

(4) Processing and Manufacturing Operations

- a) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- b) No exterior storage of materials, goods, or of waste products is permitted except within a waste disposal bin for collection.
- c) The operation shall not emit levels of noise, odour, or dust not common to the other uses in the District.
- d) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.

(5) Bulk Oil Dealers and Chemical Supply Dealers

- a) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.
- b) Locations with direct access to a highway or highway frontage road are preferred.

(6) Single Detached Dwellings

- a) To recognize existing use, Council will only consider building or expansion of single detached dwellings in a C2 District on a site that holds an existing single detached dwelling.
- b) Council may consider rezoning to a Residential District of a C2 District property abutting a Residential District, to accommodate new single detached dwelling development.

- c) All single detached dwellings shall comply with the standards of the R2 District except as specifically provided in Section 9.4.3.

(7) Signs

Section 6 regulations shall apply in this district

(8) Parking

See section 7.

9.7 IND – GENERAL INDUSTRIAL DISTRICT

9.7.1 Permitted Uses

(1) Commercial uses

- a) auto body shops
- b) bulk oil dealers and chemical supply dealers
- c) custom meat cutting and packaging (excluding slaughtering)
- d) car and truck washes
- e) construction trades
- f) equipment and tool rental establishments
- g) gas bars
- h) grain elevators and related grain handling facilities.
- i) lumber yards, building supply and home improvement stores
- j) machine shops
- k) manufacturing and processing plants and associated storage facilities
- l) industrial services
- m) motor vehicles, recreational vehicles or trailers, or farm machinery, sale, storage and servicing
- n) printers and publishers
- o) railway operations
- p) service stations with or without car washes
- q) truck, bus and other transport terminals and yards
- r) veterinary hospitals and clinics
- s) wholesale trade
- t) warehouses.

(2) Public uses

- a) public utilities, including , workshops, warehouses and storage Yards
- b) 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

9.7.2 Discretionary Uses

- a) abattoirs and stock yards

- b) auto wrecking yards
- c) concrete manufacturing plants, and gravel yards
- d) equipment maintenance and storage yards
- e) feed mills, and seed cleaning plants
- f) mining and petroleum industry service
- g) tanneries and hide storage establishments
- h) billboard signs ancillary to other uses in this district

9.7.3 site regulations

Table 12 - IND Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height
Public Uses - public utilities - municipal facilities	No Requirements					
All Other Uses	30 m	900 m ²	6 m	3 m	10% of the depth of the lot; if site abuts a railway, no rear set back is required	Not Required

9.7.4 IND District supplementary regulations

(1) Discretionary Use criteria

- a) 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 potential for noise, dust, smoke and other emissions causing pollution has been effectively mitigated
 - adequate separation exists from the development to residential and tourist service uses
 - access to truck routes major streets and railway transportation is appropriate to the type of development. For agricultural product processing, railway spur sites will be considered an asset.
- b) Billboard signs will be considered pursuant to the standards and criteria of Section 6.5.

(2) Storage

- a) All outside storage shall be fenced and screened where abutting a residential area. All junk yards or auto

wrecking yards shall be totally enclosed by a sturdy fence built to a minimum height of 2.0 metres and constructed of material suitable to conceal from view the materials stored on site. No materials shall be stacked above the height of the fence.

- b) All automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.

(3) Service Stations

Service stations and gas bars shall be governed by Section 5.4.

(4) Access

Access to lots shall be located to ensure that heavy truck traffic are directed to designated truck routes.

(5) Signage

See Section 6

(6) Parking

See Section 7

9.8 CS – COMMUNITY SERVICE DISTRICT

9.8.1 Permitted Uses

(1) Institutional uses

- a) community centres
- b) day care centres
- c) group care facilities
- d) hospitals, medical clinics
- e) libraries and cultural institutions
- f) lodges, fraternal organizations, clubs
- g) law enforcement facilities
- h) special care homes
- i) places of worship, religious institutions
- j) schools, educational institutions.

(2) Recreational facilities

- a) curling and skating rinks
- b) parks
- c) sports fields
- d) swimming pools.

(3) Public utilities and municipal facilities

- a) public utilities (excluding offices, warehouses and storage yards)

b) municipal facilities

(4) 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.

9.8.2 Discretionary Uses

(1) Residential

a) special needs housing

(2) Commercial use - where ancillary to a permitted or discretionary use

a) confectionaries

b) gift shops

c) snack bars, restaurants

d) personal service shops.

9.8.3 site Regulations

Table 13 – CS Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height
Institutional Uses - day care centres, group care facilities, fraternal organizations, clubs, - other institutional uses	15 m	450 m ²	7.5 m	1.5 m	3 m	11 m
	30 m	900 m ²	7.5 m	1.5 m	3 m	11m
Special Needs Housing	30 m	900 m ²	7.5 m	1.5 m	3 m	11 m
Recreational uses not including outdoor sports fields or parks	30 m	900 m ²	7.5 m	1.5 m	3 m	11 m
Recreational outdoor sports fields and parks	30 m	900 m ²	No Requirements			
Public utilities, and municipal facilities	No Requirements					

9.8.4 CS District Supplementary regulations

(1) Landscaping

a) A landscaped strip of not less than 3.0 metres in width throughout lying parallel and abutting the front site line

shall be provided on every site.

- b) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c) Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 meters through which shall not be used for any purpose except landscaping.

(2) Joint use facilities

- a) Two or more institutional uses in a CS District may be developed and operated on a single parcel where owned and operated by public authorities.
- b) To create a joint use facility, public authorities may, by agreement, join two parcels together to be considered one parcel for the purpose of regulation under this Bylaw.

(3) Special Needs Housing

- a) Council must be satisfied that the development will be used for restricted or assisted housing for seniors to grant discretionary use approval and a reduced parking standard.
- b) Proposals not meeting Clause (a) will be considered for rezoning to a Residential District if appropriate.

(4) Development Standards and Criteria for Commercial Uses

- a) There will be no exterior signs or advertising of an ancillary commercial use located within an institutional use building.
- b) Council will consider discretionary use applications for ancillary commercial uses where it is satisfied that the development will support the basic function of the institutional use.

(5) Signage

See Section 6

(6) Parking

See Section 7

(7) Storage

Subsection 4.2.2 regulations shall apply in the CS District.

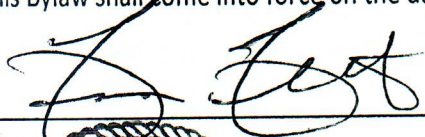
10 EFFECTIVE DATE OF THE BYLAW

10.1 REPEAL

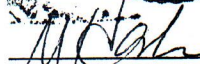
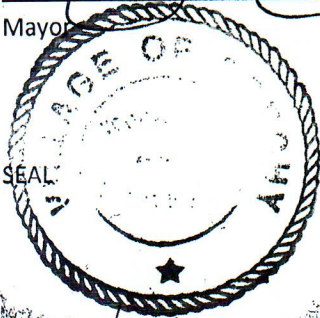
Bylaw No. 6-59, 1-64, 1-80, 3-82, 6-93, 5-10 and 2-11 is hereby repealed.

10.2 COMING INTO FORCE

This Bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.



Mayor



Village Administrator

INTRODUCED AND READ a first time this 13th day of February, 2013.

READ A SECOND TIME this 12th day of June, 2013.

READ A THIRD TIME and passed this 12th day of June, 2013.

CERTIFIED a true copy of Bylaw No. 3-13
adopted by Resolution of Council on the
12th day of June, 2013.



Village Administrator

