

4 GENERAL REGULATIONS

4.1 LICENCES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations and requirements and from obtaining any licence, permission, permit, authorization or approval required by such requirements or regulations.

4.2 BUILDING LINES

Where a building line in a residential district has been established by existing buildings in a block having at least one half the lots built upon, the front yard requirement for the applicable zoning district will be considered to be the existing building line.

4.3 NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A SITE

Only one principal building shall be placed on a site with the exception of dwelling groups, shopping centres, health care clinics, recreation facilities, schools, hospitals, senior citizens' homes, personal care homes and public works.

4.4 HEIGHT RESTRICTIONS

Any height limitations or regulations shall not apply to spires, belfries, cupolas, television and solar collectors, or other appurtenances usually required to be placed above the roof level, and not intended for human occupancy.

4.5 VISIBILITY CLEARANCE AT INTERSECTIONS

On a corner lot, in any residential district, nothing shall be erected, placed, planted, or allowed to grow so as to obscure vision at a height of 1 metre or greater above the elevation of the centre of the abutting street within a triangular area formed by the intersecting lot lines abutting the streets and a straight line joining said lot lines at points 4.5 metres distant from the intersection of the lot lines.

4.6 REQUIRED YARDS AND OPEN SPACE

4.6.1 Minimum Yards Required

No portion of any yard or open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

4.6.2 Permitted Obstructions in Required Yard

The following shall not be considered to be obstructions and shall not be considered in the determination of yard dimensions or site coverage:

- (1) *In all yards:*
 - (a) steps or ramps of 1.6 metres or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane; trees; shrubs; walks; uncovered driveways; fences; trellises; flag poles and wheelchair ramps.
- (2) *In front yards:*
 - (a) Overhanging eaves and gutters projecting not more than 1 metre;
 - (b) Lighting fixtures, lamp posts, raised open patios, open decks, canopies or balconies having a projection of not more than 0.6 metres; and,
 - (c) Sills, belt cornices, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres.
- (3) *In rear yards:*
 - (a) Raised patios and decks measuring 0.6 metres in height above grade or less provided they do not project to within 3 metres of the rear site line.
 - (b) Raised patios, terraces and decks measuring more than 0.6 metres in height above grade, provided they do not project to within 3 metres of the rear site line.
 - (c) Overhanging eaves and gutters, sills, belt courses, pilasters or other similar vertical columns, cornices and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 1 metre into the yard;
 - (d) On interior sites, enclosed private swimming pools when attached to the principal building, projecting not more than 3 metres into the yard; and,
 - (e) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.
- (4) *In side yards:*
 - (a) Raised patios, terraces and decks measuring 0.6 metres or less in height

above grade;

- (b) Raised patios and decks measuring more than 0.6 metres in height above grade and canopies and balconies provided they do not project more than 25% of the width of the required yard;
- (c) Sills, belt courses, pilasters or other similar vertical columns, cornices, eaves and chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres into the yard; and,
- (d) Laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.

4.7 FENCES

- 4.7.1 A principal building or use must be established on a site prior to the erection of a fence or wall on the site.
- 4.7.2 A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.
- 4.7.3 No wall, fence or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard to a height of more than 1.0 metres above grade level.
- 4.7.4 No wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level.
- 4.7.5 Sections 4.7.1 and 4.7.2 (above) do not apply in **C1, C2, M1, PR** or **FUD** districts, except that in the case of a corner site, no wall, fence, screen, hedge or other structure shall be placed so as to create a visual obstruction in an established intersection sight triangle.
- 4.7.6 A development permit is required for the erection of all fences.

4.8 ACCESSORY BUILDINGS AND STRUCTURES

- 4.8.1 Accessory buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.
- 4.8.2 *Time of Construction*

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following cases:

- (1) Where a Development Permit has been issued for a principal building, Council shall allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed within the effective time period of the development permit for the associated principal building, the accessory building shall be removed.

4.8.3 Height of Accessory Buildings

- (1) In any Commercial, Industrial, Community Service, or Future Urban Development district accessory buildings are not to exceed the height of the principal building.
- (2) In any residential district accessory buildings shall not exceed 5.0 metres in height from grade level to the top of the roof.

4.8.4 Private Garages and Carports

- (1) Private garages and carports attached to the principal building by a substantial roof structure are considered as part of the principal building and subject to the regulations governing the principal building.
- (2) On any site with legal access to a rear lane in the **R1** or **R2** zoning districts, only one detached garage, not exceeding 90 square metres in area, subject to Sections 4.8.5 and 4.8.6 (below), is permitted.
- (3) Except when conforming with established building lines, no main door of a garage which faces a road shall be within 7.5 metres of the front site line faced by the door.
- (4) Except when conforming with established building lines, no main door of a garage which faces a road shall be within 3.0 metres of the side site line faced by the door.

4.8.5 Location and Size of Accessory Buildings (Including Private Garages and Carports)

- (1) Detached accessory buildings in all residential districts are subject to the following regulations:
 - (a) Accessory buildings located in the required rear yard shall not occupy more than forty percent (40%) of the required rear yard, and shall not obstruct access to any lane.
- (2) Detached accessory buildings in all zoning districts are subject to the following regulations:
 - (a) Detached accessory buildings are not to be located in any front yard;

- (b) *Yard, rear:* minimum - 0.6 metres, except where the main door faces the rear site line, the minimum shall be 1.2 metres;
- (c) *Yard, side:* except as provided for in Section 4.8.4(4), minimum - 0.75 metres where the accessory building is over 1.8 metres behind the rear wall of the principal building, otherwise 1.2 metres;
- (d) Detached accessory buildings shall be located at least one metre from the principal building.

4.8.6 *Number of Accessory Buildings*

In any residential district, there shall be no more than three (3) accessory buildings on a site.

4.8.7 *Satellite Dishes and Solar Collectors*

The installation and operation of a free standing satellite dish, solar collector and their supporting structures shall be permitted in all zoning districts subject to the following:

- (1) In any Commercial, Community Service or Residential district such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
- (2) In any Commercial, Community Service or Residential district such structures, if freestanding, shall not exceed a height of five (5) metres above grade level;
- (3) In any Commercial, Community Service or Residential district such structures if attached to a principal building, shall not exceed a height of five (5) metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof; and,
- (4) In any Commercial, Community Service or Residential district such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

4.8.8 *Permanent Membrane Covered Structures*

- (1) In all Zoning Districts anchored membrane covered structures up to 18.6 m² (200 square feet) are permitted.
- (2) In all Industrial Districts and the C2 - Highway Commercial Districts, anchored membrane covered structures are permitted.

- (3) Applications for a development permit for an anchored membrane covered structure must include a drawing stamped by a Professional Engineer attesting to the fact that the structure meets Section 4 of the National Building Code and the structure must be accompanied by documentation that indicated it meets CSA Standard A660.
- (4) In all cases, the placement of an anchored membrane covered structure must comply with the site and yard requirements for accessory buildings for the applicable Zoning District.

4.8.9 Temporary Membrane Covered Structures

- (1) Temporary membrane covered structures may be placed on a site in any Zoning District for a period not to exceed seven (7) days in a calendar year to accommodate special events such as weddings, parties or community functions.

4.8.10 Shipping Containers

- (1) No shipping container shall be used, placed or stored on any lot other than a lot in an industrial or highway commercial district.
- (2) A shipping container shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable Zoning District.
- (3) All shipping containers must be sand blasted and repainted to a neutral colour prior to their placement above grade on a site.
- (4) Shipping containers shall not be placed in any front yard and shall be screened from view by a solid fence or hedge.
- (5) When placed on a site pursuant to 4.8.10 (4), the shipping container shall:
 - (a) be located so as to not create a safety hazard; and,
 - (b) not be located on a public street or dedicated land.
- (6) Notwithstanding subsection 4.8.10(1), shipping containers may be placed temporarily on a site in a Residential Zoning District or the C1 - Downtown Commercial District:
 - (a) to be used solely for the storage of supplies and equipment required in connection with building construction on a site authorized by a building permit. The shipping container must be removed from the site upon the completion of building construction;
 - (b) for the purpose of loading and unloading items associated with the principal

use of the site; and,

- (c) for a period of not more than 30 days or for an extended 30 day period for large scale construction projects, subject to the approval of the Development Officer. For major projects, this time limit may be extended at the discretion of the Development Officer.

4.8.11 Secondary Suites, Garden and Garage Suites

- (1) A secondary, garden and garage suite may be allowed as a discretionary accessory use to a permitted single detached dwelling in the **R1**, **R2** and **R3** zoning districts, subject to the Discretionary Use Evaluation Criteria contained in Section 3.10.3 herein and having regard to:
 - (a) the compatibility of the use with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding low density housing and development; and,
 - (b) its effect on the privacy of adjacent properties.
- (2) The requirements for accessory buildings outlined in Sections 4.8.1 to 4.8.10 herein do not apply to secondary, garden and garage suites. Specific requirements for secondary suites are contained in subsection (3) and for garden and garage suites in subsection (4) below. All secondary, garden and garage suites are subject to the following general requirements:
 - (a) No more than one secondary, garden or garage suite shall be allowed per residential site.
 - (b) No more than three bedrooms allowed for any secondary, garden or garage suite.
 - (c) No more than three persons are allowed to occupy any secondary, garden or garage suite.
 - (d) One off-street parking space is required for any secondary, garden or garage suite in addition to the required parking for the principal residential building on the site. The parking space for the principal residential building may be located in a required front yard. The required parking space for any suite shall not be located in a required front yard, unless the subject site has no access to a rear lane, and shall be paved and screened to the satisfaction of Council.
 - (e) Any secondary, garden or garage suite shall comply with the requirements of the National Building Code, subject to the approval of the Municipal

Building Inspector.

- (f) Any secondary, garden or garage suite shall not be separated from the principal building through condominium or bare land condominium conversion or subdivision of land.
- (3) Secondary suites shall be subject to the following additional requirements:
- (a) In order to accommodate a secondary suite, a single detached dwelling must have a gross floor area, including the area of any basement, of at least 100 m².
 - (b) The maximum floor area of a secondary suite shall be no more than forty percent (40%) of the gross floor area of the single detached dwelling in which it is located or 70 m², whichever is the lesser.
 - (c) The minimum floor area for a secondary suite shall be 30 m².
 - (d) The exterior finishing of a secondary suite shall be consistent with the exterior of the remainder of the principal building to give the entire building the appearance of a single dwelling.
- (4) Garden and garage suites shall be subject to the following additional requirements:
- (a) The minimum side yard for garden and garage suites shall be the same as the yard requirement that applies to the principal building in the applicable zoning district for all lots in a residential block, including corner lots.
 - (b) Garden and garage suites shall only be permitted on sites that are served by a lane.
 - (c) The maximum height of a garden suite shall be 4.3 m. The maximum height of a garage suite shall be 5.5 m or the height of the garage, whichever is the lesser.
 - (d) The maximum floor area of a garden or garage suite shall be 50 m² and the minimum floor area shall be 30 m².
 - (e) The minimum distance between a detached garage containing a garage suite and the principal building on the site shall be 4 m.
 - (f) No decks on garden or garage suites shall be allowed.
 - (g) Windows contained within a garage or garden suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties by:

- (i) offsetting window placement to limit direct views of abutting rear or side yard amenity areas or direct views into a garage or garden suite on an abutting site;
 - (ii) strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and,
 - (iii) placing larger windows such as living room windows, to face a lane, flanking street or towards the interior of the lot.
- (h) Park Model Recreational Vehicles subject to all wheels and axles being removed, may be allowed as garden suites.

4.9 OFF-STREET PARKING AND LOADING

4.9.1 Parking and Loading Spaces Required With Development

- (1) No person shall erect, enlarge, or extend any building or structure permitted under this Bylaw, unless the required parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.
- (2) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other specified units of measurement for required parking and loading facilities, parking and loading facilities as required in this Bylaw shall be provided for any increase in intensity of use.
- (3) Wherever the existing use of a building or structure is changed to a new use, parking and loading facilities shall be provided as required for the new use; however, if the building or structure was erected prior to the effective date of this Bylaw, additional parking and loading facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use.
- (4) All required parking facilities shall be located on the same site as the principal building or use, with the exception of lands within the **C1** or **C2** districts, where required parking spaces may be located on a remote site. In the **C1** and **C2** districts, remote parking may be approved where the remote site is within 150 metres of the principal building or use and where the remote site is located within a Commercial or Industrial district.
- (5) Pursuant to section 4.9.1 (4), remote parking within the **C1** or **C2** districts is permitted provided the owner of the principal use site registers an interest on the parking lot title to ensure that the land remains as a required parking lot in accordance with Section 235 of *The Act*.
- (6) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.

4.9.2 Payment in Lieu of Required Off-street Parking Facilities

- (1) Council may exempt any applicant for a use permitted in the C1 and C2 district from the requirement of providing off-street parking facilities where, in lieu thereof, the applicant pays or agrees to pay the Council the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required by \$2,000.
- (2) The payment of or agreement to pay such sums of money shall be subject to such terms and conditions as Council may determine.

4.9.3 General Regulations for Off-street Parking and Loading

- (1) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, signage, sale or storage of goods of any kind.
- (2) Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design, development and maintenance standards:
 - (a) All required parking and loading facilities shall be clearly demarcated and have adequate storm water drainage and storage facilities;
 - (b) Where warranted, on-site traffic signs shall be provided;
 - (c) In situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land used or intended to be used for residential purposes;
 - (d) All required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the minimum dimensions set out in Table 4-1.

Table 4-1 Parking and Loading Space Dimension Requirements		
Type of Space	Minimum Dimension	Minimum Vertical Clearance
Parking spaces having direct access to a registered lane	2.7 metres x 6.0 metres	2.0 metres
Parallel parking spaces	3.0 metres x 6.7 metres	2.0 metres
Parking spaces other than those described above	2.7 metres x 6.0 metres	2.0 metres
Loading space	3.0 metres by 7.5 metres	4.0 metres

- (e) All required parking and loading spaces shall, without excessive vehicular manoeuvring, have direct access to a driveway, aisle or registered lane leading to a public street. Driveways and aisles which provide access to parking or loading spaces shall conform to the following minimum dimensions:

<u>Parking Angle in Degrees</u>	<u>Width of Aisle or Driveway</u>
75 to 90	6.0 metres (two-way traffic)
50 to 74	5.5 metres (two-way traffic)
49 or less	3.7 metres (one-way traffic only)

For the purpose of the above minimum dimensions, angles shall be measured between the centre line of the parking or loading space and the centre line of the driveway or aisle;

- (f) All entrances to and exits from a required parking facility shall be designed in such a manner to minimize traffic congestion and interference with traffic movement along public streets;
- (g) Driveways leading to a public street or public right-of-way or to an internal private roadway, aisle, ramp or parking space shall be of sufficient length and width to accommodate expected vehicle volumes and therefore minimize traffic congestion and interference of traffic movement within the required parking facility and along public streets. The length, width and slope of such driveways shall be based upon accepted engineering roadway design principles; and,
- (h) For multiple unit dwellings, all parking spaces shall be suitably screened from view from adjacent streets, and all required visitor parking spaces shall be clearly marked or signed as such.

4.9.4 Required Off Street Parking and Loading in All Districts

- (1) The minimum off street parking requirements for all districts are set out in Table 4-2. The required off-street parking categories are then cross-referenced in Tables 6-1 to

- 6-9.
- (2) In all residential districts, required off-street parking shall not be located in any required front yard.
- (3) Each non-residential principal building with a building floor area greater than 500 m² shall provide one off-street loading space.

Table 4-2 Off-Street Parking Requirements in All Districts	
Parking Category	Off-Street Parking Spaces Required
0	No off-street parking required
1	1 space per dwelling unit
2	1 space per dwelling unit plus 0.1 space per dwelling unit for visitors
3	1 space plus 1 space for each guest room
4	1 space per 50 m ² of gross floor area
5	1 space per 28 m ² of gross floor area
6	1 space per 4 beds plus 1 space per employee
7	1 space plus 1 space for each non-resident staff member
8	3 spaces per 10 seats in main assembly area (or (where no fixed seating is provided) 1 space per 2.5 m ² of gross floor area devoted to main assembly area.
9	1 per 4 seats intended for patrons use
10	1 space per 2 guest rooms plus 1 space per 15m ² of gross floor area devoted to the public assembly plus the applicable parking requirements for any other use contained on the site.
11	1 space per 50 m ² of gross floor area, or 1 space per 3 employees, whichever is greater.
12	1 space per 90 m ² of gross floor area
13	1 space per 28 m ² of gross floor area, or 1 space per 3 employees, whichever is greater
14	1 space plus one space per 5 persons enrolled in the facility
15	1 space for 8 patrons at design capacity
16	1 space plus 1 additional space for every 10 persons enrolled in the facility per day
17	1 space per 10 seats in main assembly are or (where no fixed seating is provided) 1 space per 7.5 m ² of gross floor area devoted to main assembly area
18	1 space per non-resident employee
19	1 space per staff member
20	1 space per staff member plus 3 spaces for each classroom, with parking permitted in a front, side and/or rear yard

21	1.2 spaces per classroom plus 1 space per 4 students at design capacity
22	1 space per bay
23	1 space per 3 beds plus 1 space per 4 employees
24	1.2 spaces per classroom plus 1 space per 8 students at design capacity

4.10 SIGNS

All signs shall be subject to the following regulations:

4.10.1 General

- (1) In addition to signs permitted as set out below, temporary election signs, and temporary signs bearing notice of sale or lease or other information relating to a temporary condition affecting the property, are permitted.
- (2) Signs shall not be located in sight triangles for intersections or driveways or in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety.
- (3) Except as otherwise provided, no sign shall project beyond the property lines of the site to which it pertains.
- (4) Subject to the general provisions governing their location, directional signs providing on-site directions for the convenience and safety of persons using the site shall be permitted.
- (5) Permitted home based businesses may display one (1) fascia sign, not exceeding 0.4 m² in area, identifying the name of the home based business. Such sign shall not be illuminated and shall be affixed to the principal building. (Note: On multiple unit residential buildings, other permission may be required to display a home based business sign and no right to place such a sign in such situations is conveyed in this Bylaw).
- (6) The Town may issue an order to remove signs that relate to abandoned uses, are in disrepair or represent a potential safety hazard.

4.10.2 Application for Permits

- (1) Applications for sign permits must be made in writing to the Development Officer by the owner, lessee or authorized agent of the building or premises on which the sign is to be erected. The written application shall be accompanied by plans, specifications, construction details and other information sufficient to inform the Development Officer of the exact nature and location of the intended sign.

- (2) Prior to issuing a sign permit for a free standing, projecting or roof sign, the Development Officer may require that the supplementary documentation described in (1) above, contain the professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and Bylaws.

4.10.3 Licensing of Portable Signs

- (1) Portable signs intended for rental or lease at more than one site during a one-year period, or located at more than one site during a one-year period must be licensed.
- (2) The annual license shall be in the form of a license sticker which must be affixed anywhere on the top one-third of the sign on the end or face closest to the street.
- (3) A license sticker is not transferable from one portable sign to another.

4.10.4 Denying or Revoking Permits

- (1) The Development Officer may deny or revoke a sign permit for any of the following reasons:
 - (a) erection of the sign has not commenced within three months from the date of issue of the permit;
 - (b) the sign does not conform to all relevant provisions of this Bylaw;
 - (c) the sign being constructed or erected does not conform to the approved drawings; and/or,
 - (d) the sign is not in a proper state of repair.

4.10.5 On any site in the Future Urban Development district or any Residential district, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal residential uses, commercial uses and community service uses in any Residential district or the Future Urban Development district are set out in Table 4-3. The following provisions also apply:
 - (a) No roof signs shall be permitted;
 - (b) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign;
 - (c) Signs applying to community service uses must not display advertising of any commercial service or product.

Table 4-3 Sign Regulations in Future Urban Development and Residential Districts						
Use	Max. # of Signs	Max. Total Sign Face Area (m ²)	Max # of Freestanding Signs	Max. Height of Freestanding Signs (m)	Max Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal residential uses for which a permit has been issued	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All principal commercial uses for which a permit has been issued	2	6	1	2.5	2	4
All principal community service uses for which a permit has been issued	2	10	1	3	2.5	5

(1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group.

4.10.6 On any site in the Community Service district, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal community service uses, residential uses and commercial uses in the Community Service district are set out in Table 4-4. The following provisions also apply:
 - (a) No roof signs shall be permitted;
 - (b) Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign; and,
 - (c) Signs applying to community service uses must not display advertising of any commercial service or product.

Table 4-4 Sign Regulations in Community Service District						
Use	Max. # of Signs	Max. Total Sign Face Area (m ²)	Max # of Freestanding Signs	Max. Height of Freestanding Signs (m)	Max Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal community service uses for which a permit has been issued	3	18	1	3	6	12
All principal residential uses for which a permit has been issued	1 ⁽¹⁾	0.4 ⁽¹⁾	0	n/a	n/a	n/a
All principal residential uses for which a permit has been issued	2	18	1	6	6	12

(1) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre in area, showing the name of the building or group.

4.10.7 On any site in any Commercial or Industrial district, signs may be erected as follows:

- (1) Sign provisions applying to permitted principal commercial / industrial uses, community service uses and residential uses are set out in Table 4-5. The following provisions also apply:
 - (a) Illuminated signs applying to commercial / industrial or community service uses shall have an internal light source or an external light source shielded so that the light is directed only at the face of the sign;
 - (b) A free standing sign applying to a commercial / industrial use may be located in a required yard provided that the Development Officer is satisfied that it does not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety;
 - (c) Free standing signs shall maintain a minimum vertical clearance of 3.0 m above grade over any vehicle circulation area on the site;
 - (d) Signs other than free standing signs shall have a minimum vertical clearance of 2.7 m above grade where they project more than 7.5 cm from the building face;
 - (e) Awning signs shall not project more than 1.8 m from the building face;
 - (f) Projecting signs shall not project more than 1.8 metres above the eaves or parapet of a supporting building;
 - (g) Except in the C1 district, no sign shall project beyond the property lines of the site to which it pertains;
 - (h) In the C1 district only, no projecting sign may project perpendicularly from the property line more than 3.0 metres or beyond a point 0.6 metres from the building side of the curb line, whichever is less;
 - (i) In the C1 district only, no projecting sign may be suspended less than 2.6 metres above the surface of a public sidewalk or pedestrian right-of-way;
 - (j) Roof signs are permitted only on a principal building on any site and only one roof sign shall be permitted on each principal building; and,
 - (k) No portion of any roof sign may project beyond any exterior wall or parapet of the building upon which it is placed.

Table 4-5 Sign Regulations in Commercial and Industrial Districts						
Use	Max. # of Signs	Max. Total Sign Face Area (m ²)	Max # of Freestanding Signs	Max. Height of Freestanding Signs (m)	Max Sign Face Area for Freestanding Signs (m ²)	
					Per Face	Total
All principal commercial / industrial uses for which a permit has been issued	n/a	n/a	(1)	(2)	(3)	(3)
All principal community service uses for which a permit has been issued	3	18	1	3	6	12
All principal residential uses for which a permit has been issued	1 ⁽⁴⁾	0.4 ⁽⁴⁾	0	n/a	n/a	n/a

- (1) In the **C1** - Commercial district, a maximum of one free standing sign shall be permitted on sites with a minimum site width of 20 metres.

In the **C2** - Commercial and **M1** - Industrial districts, a maximum of one free standing sign shall be permitted.
- (2) In the **C1** - Commercial district: 6 metres

In the **C2** - Commercial and **M1** - Industrial districts: 10 metres
- (3) In the **C1** - Commercial district: maximum 5 square metres sign face area and 10 square metres total sign face area.

In the **C2** - Commercial and **M1** - Industrial districts: 9 square metres sign face area and 18 square metres total sign face area.
- (4) Multiple unit dwellings and dwelling groups are permitted one additional sign, up to one (1) square metre, showing the name of the building or group.

4.10.8 *Portable Sign Regulations*

- (1) No portable sign shall have a single face area greater than 6.0 m².
- (2) No portable sign shall have a height greater than 3.0 metres above grade.
- (3) No portable sign shall occupy any space required for off-street parking unless the site contains off-street parking in excess of that required under this Bylaw.
- (4) On any single site, no portable sign may be located closer than 20.0 metres from any other portable sign.

4.11 HOME-BASED BUSINESSES - TYPE I AND TYPE II

4.11.1 All applications for home based businesses must be considered as a Type I or Type II Home Based Business. The development standards for Type I and Type II home based businesses are contained in Sections 4.11.4 and 4.11.5.

4.11.2 Without limiting the authority of the Development Officer to approve other types of home

based business applications, the following uses are specifically permitted as home based businesses, subject to the applicable development standards contained within Sections 4.11.4 and 4.11.5:

- (1) art restoration;
- (2) beauty parlours, barber shops;
- (3) the creation of crafts for sale off-site, such as novelties and souvenirs, corsage and flower arrangements, gift baskets, and other handicrafts including but not limited to ceramics, pottery, leather goods and jewellery;
- (4) dressmaker, seamstress, or tailor;
- (5) electrology, acupuncture, reflexology, and massage therapy;
- (6) the instruction of art, dancing, or music, limited to no more than three students at a time;
- (7) office of a professional, or one who offers skilled services to clients and is not engaged in the sale of goods or products to clients;
- (8) a photography studio;
- (9) typing, word processing, and computer programming services.

4.11.3 Without limiting the authority of the Development Officer to deny applications for other types of home based businesses which do not meet the requirements of this Bylaw, the following uses are prohibited as home based businesses, whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:

- (1) businesses utilizing large power tools and machinery, or businesses involved in the mass production of similar items or products.
- (2) restaurants or tea rooms.
- (3) health or fitness clubs.
- (4) headquarters or base of operations of a trucking, delivery, or towing operation.
- (5) hotels and hospitals.
- (6) laundry services.
- (7) motion picture or recording studios.
- (8) the painting, repairing, refitting, cleaning, refurbishing, or selling of motor vehicles or machinery.
- (9) rental services.
- (10) upholstery services.
- (11) veterinary services, boarding or care of animals.
- (12) welding or metal works.

4.11.4 *The following development standards shall apply to all Type I Home Based Businesses:*

- (1) No persons other than residents of the dwelling shall be employed in the home based businesses on the site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any

attached garage, up to a maximum of 30 m², may be occupied by home based businesses.

- (3) An attached garage or detached accessory building may be occupied by a home based business, provided that the total area devoted to home based businesses does not exceed 30 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.
- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property except for one permitted sign.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.
- (7) Regardless of the number of home based businesses that may be located on any one site, a total of no more than seven (7) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.
- (8) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.11.5 The following development standards shall apply to all Type II Home Based Businesses:

- (1) In accordance with the definition of a Type II home based business, no more than one non-resident person shall be employed in relation to home based businesses on any one site.
- (2) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 40 m², may be occupied by home based businesses.
- (3) An attached garage or detached accessory building may be occupied by home based

businesses, provided that the total area devoted to home based businesses does not exceed 40 m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses.

- (4) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the building and property except for one permitted sign.
- (5) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- (6) One off-street parking space shall be required for a non-resident employee, and this space may be located in a required front yard. Additional off-street parking spaces may be required, where in the opinion of the Development Officer, due to the nature of the business or the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of Council.
- (7) No more than one business related vehicle with a gross vehicle weight of no more than 5,000 kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site.
- (8) Regardless of the number of home based businesses that may be located on any one site, a total of no more than fourteen (14) client or business related visits per day shall be made to home based businesses on any one site, and no deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 5,000 kg, or by a vehicle with a total length of more than 6.0 metres.
- (9) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business.

4.12 SPECIAL REGULATIONS AND STANDARDS

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.

4.12.1 Adult Day Care Facilities - Type I and Type II

- (1) Adult day care facilities may be approved as an ancillary use or as a principal use.

- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) In addition to the development standards of the zoning district, adult day care facilities that are listed as discretionary uses shall be evaluated and developed in accordance with Section 3.10 of this Bylaw.

4.12.2 Bed and Breakfast Homes

- (1) A bed and breakfast home may be located in a detached one unit dwelling or in a two-unit dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- (2) Notwithstanding Section 4.9.4.(2), required parking spaces may be permitted in a front yard.
- (3) Section 3.10 of this Bylaw shall apply to the review and approval of bed and breakfast homes.
- (4) The operator of the bed and breakfast lodging may advertise with a sign subject to Section 4.10.

4.12.3 Custodial Care Facilities, Residential Care Facilities and Personal Care Homes

- (1) Custodial care facilities, residential care facilities - type I and type II - and personal care homes may be approved as an ancillary use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall also be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities - type I and type II - that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.10 of this Bylaw.

4.12.4 Day Care Centres and Pre-Schools

- (1) Day care centres and pre-schools may be approved as an ancillary use or as a principal use. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (2) Required parking spaces shall not be located in a required front yard.
- (3) In addition to the development standards contained within the zoning district, Section 3.10 of this Bylaw shall apply to the review and approval of day care centres and pre-schools which are listed as discretionary uses.

4.12.5 Dwelling Groups - also refer to Section 3.10.4 (4)

- (1) The minimum side yard of 3.5 m or $\frac{1}{2}$ the building height shall be measured from the closest main wall of the principal building closest to the side site line.
- (2) All principal buildings forming part of the group shall be located at least 3.5 m from any other principal building in the group.
- (3) The site area shall provide at least 370 square metres for each dwelling unit in the group located at grade level plus 65 square metres for any dwelling unit located above the main floor.
- (4) Council may apply special development standards regarding "yard requirements" to reduce conflict with neighbouring uses.

4.12.6 Above Ground Fuel Storage Tanks

- (1) Above-ground fuel storage tanks which meet the standards of the National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- (2) The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by the National Fire Code.
- (3) Above-ground fuel storage tanks shall be:
 - (a) located at least 3 metres from any property line or building, unless the tank has a capacity of 5,000 litres or less, in which case it shall be located at least 1 metre from same;

- (b) separated from each other and be accessible for fire fighting purposes to the satisfaction of the Development Officer; and,
 - (c) located at least 15 metres from the boundary of any site within a Residential district.
- (4) The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
 - (6) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
 - (7) At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
 - (8) The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
 - (9) Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.

4.12.7 Mobile Homes

- (1) All mobile homes shall be placed on a permanent foundation comprised of a full or partial basement and/or concrete or preserved wood grade beam / pile structure, such foundation being not less than 600 millimetres above recommended or established grade. Basement wall and grade beam support shall be attached to the perimeter of the building.

4.12.8 Mobile Home Courts

- (1) Road rights-of-way within mobile home courts shall be at least 15 m in width, with hard-surfaced roadways of a minimum 6 m in width, and drained.
- (2) A minimum of 10% of the area of the mobile home court shall be set aside as communal open space or devoted to recreation facilities.
- (3) All site and yard requirements for mobile homes in the **RMH** - Mobile Home Residential district shall apply to individual mobile home sites within a mobile home court.
- (4) *The Public Health Act, 1994*, and the Regulations passed thereunder, shall be complied with in respect to all operations and development of a mobile home court.

4.12.9 *Gas Bars*

- (1) Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- (2) Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
 - (a) All fuel pumps and above ground storage tanks shall be at least five metres from any building on the site, and six metres from any site line;
 - (b) The site shall have at least two separate entrances for vehicles, at least 15 metres apart; and,
 - (c) Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off-street parking spaces on the site.

4.12.10 *Parking Lots*

- (1) No sign of any kind, other than those designating the parking lot name, entrances, exits, or conditions of use, may be erected or maintained.
- (2) All lighting fixtures must be oriented in a manner to direct the light away from adjacent lots.
- (3) A durable surface must be provided and maintained and the lot must be graded to dispose of all surface water.
- (4) Parking lots shall be landscaped to improve the visual appearance of the site.
- (5) Where parking lot abuts a residential property boundary a minimum landscape buffer of 2.0 metres shall be provided.

4.12.11 *Service Stations*

- (1) Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least six metres from a site line.
- (2) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- (3) Where service stations occupy a corner site, only one access point shall be on the flanking street.

4.13 SERVICING

- 4.13.1 Holding tanks, septic tanks and wells are not allowed in the areas of the Town which can be serviceable from existing municipal water and sewer lines.
- 4.13.2 Developments outside the serviceable areas shall be connected to a private sewage disposal system approved by the authority responsible for approval of such systems under *The Public Health Act, 1994*.

4.14 STORAGE OF MATERIALS AND UNLICENSED OR INOPERATIVE MOTOR VEHICLES

In any Residential district:

- 4.14.1 No front yard shall be used for the storage of unlicensed or uninsured motor vehicles or of materials or goods of any type.
- 4.14.2 No yard shall be used for storage or collection of hazardous material.
- 4.14.3 No yard or portion thereof shall be used for the storage of machinery not normally used for the maintenance of the residential property.
- 4.14.4 Outside storage of partially dismantled or inoperative motor vehicles is not permitted.
- 4.14.5 Only one unlicensed or uninsured motor vehicle may be stored outdoors on a residential site.

4.15 DEVELOPMENT ON HAZARD LANDS

- 4.15.1 Prior to a proposed development or subdivision is to be located on what Council considers may be hazard land, the applicant shall submit a report prepared by a qualified professional. The report shall assess the hazard land, the suitability of the land for the proposed development or subdivision and, identify any required mitigation measures.
- 4.15.2 Actions identified, in a report prepared pursuant to Section 4.15.1, for prevention, change, mitigation or remedy may be incorporated as conditions to issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the conditions present on the hazard land or will result in excessive municipal costs. Developments in a flood hazard area must have regard for the safe building elevation (S.B.E.).
- 4.15.3 Prior to a proposed development or subdivision of land with the area as identified on Drawing 1, Section 6 - Concept Plans of the Town of Aberdeen Official Community Plan, Council may require that the applicant submit a report prepared by a qualified professional. The report shall assess the hazard land, the suitability of the land for the proposed development or subdivision and identify any required mitigation measures.

4.16 BUILDINGS OR USES OCCUPYING MORE THAN ONE LOT

Where an application is made for development of a building or use that will occupy more than one lot as herein defined, the parcel of land comprised of said lots shall be considered a site for the purposes of administering this Bylaw.

4.17 EXISTING NONCONFORMING BUILDINGS AND SITES

Where a building has been erected on or before the effective date of this Zoning Bylaw on a site having less than the minimum site width or area, or having less than the minimum front yard, side yard or rear yard required or more than the maximum site coverage permitted in this Zoning Bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:

- (1) the enlargement, reconstruction, repair or renovation does not further reduce the front yard, side yard or rear yard or further increase the site coverage that does not conform to this Zoning Bylaw.
- (2) all other applicable provisions of this Zoning Bylaw are satisfied.

4.18 FRONTAGE ON ROAD

No development permit shall be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts or has frontage on and access to an existing public road.

4.19 BUILDING TO BE MOVED

No building shall be moved within or into the Town of Aberdeen without the issuance of a development permit unless such building is exempt under Section 3.2.2 of this Bylaw.

4.20 DEMOLITION OF BUILDINGS

No building shall be demolished within the Town of Aberdeen without the issuance of a demolition permit, unless it is exempt under Section 3.2.2.

4.21 GRADING AND LEVELLING OF SITES

Any site for which a development permit has been issued shall be graded and levelled at the applicant's expense to provide for surface drainage which does not adversely affect adjacent property.

4.22 GARAGE AND YARD SALES

- (1) Garage or yard sales may be undertaken on any site in a Residential or Community Service zoning district provided the sale is conducted by a resident of the dwelling on the subject site, or by a non-profit group associated with a place of worship, public school, community association or other similar group or organization.
- (2) No more than four (4) sales may be conducted from one site in one calendar year, and any one sale may not last for more than three consecutive days.

4.23 WATER

No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and the Saskatchewan Watershed Authority.

4.24 LANDSCAPING

4.24.1 General Landscaping Regulations

- (1) Landscaping compliant with the rest Section 4.24 shall be provided in the following areas:
 - (a) The first 3 metres of the minimum required front yard measured from the front property line.
 - (b) A strip of soft landscaping abutting the front of the principal building, where loading does not occur, to an average depth of 2 metres.
 - (c) In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of 3 metres.
- (2) Where this Bylaw specifies that landscaping is required, it shall be developed and maintained in accordance with the following standards and policies:
 - (a) Plant material shall be species capable of healthy growth in the region and shall conform to the current Canadian Standards for Nursery Stock of the Canadian Nursery Landscape Association;
 - (b) Areas designated for planting shall be provided with adequate means of irrigation commensurate with landscaping requirements,
 - (c) Landscaping required to be provided within front or side yards shall not be

used for any purpose except for signs or structures otherwise permitted, or driveways leading to a parking or loading facility;

- (d) Required landscaping shall be completed in accordance with the approved landscape plan by the end of the construction season in which occupancy, partial occupancy, or use of the building or site has taken place. When occupancy, partial occupancy, or use of the building or site has taken place after the end of the construction season, all required and approved landscaping shall be completed by June 1st of the following year. For the purposes of this section, 'construction season' means May 1st through October 31st of the same calendar year; and,
- (e) Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in healthy, vigorous condition at all times.

4.24.2 The Development Officer shall not approve an application for a development permit in the event that:

- (1) Any required landscape plans have not been submitted; or,
- (2) Any required landscape plans do not, in the opinion of the Development Officer, provide an adequate or suitable degree of landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this Bylaw.

4.24.3 Landscaping shall be a condition of the issuance of a development permit when the existing use of a building or structure is significantly enlarged, undergoes a significant capacity increase, or is changed to a new use.

4.24.4 Any landscaping, including planting thereon, which is required to be provided by this Bylaw shall be maintained in a healthy growing condition or shall otherwise be replaced.

4.24.5 Any land for landscaped open space shall be included in any calculation of site area, setbacks, density or yard requirements as required by this Bylaw.

4.24.6 **Requirements for Landscape Plans**

- (1) When landscaping is required under this Bylaw, landscaping plans shall be attached to a development permit application and shall form part of that application. The landscape plans shall be prepared in accordance with Section 4.24.6 (2).
- (2) Landscape Plan Submission Requirements:
 - (a) Two copies of every landscape plan must be submitted to the satisfaction of the Development Officer, showing, to scale, all physical features, including

existing and proposed grades, the size and type of existing vegetation to be removed and retained, the size, type and location plant material to be provided, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of the proposed irrigation system, including the location of any outside hose bibbs.

- (b) A declaration, signed by the property owner and applicant, shall be affixed to required landscape plans, specifically acknowledging that the landscaping specified on the plans is a condition of the issuance of a development permit for the property and that such development will be complete by the date set out in the development permit.

4.25 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.25.1 Where permitted in association with any approved industrial, commercial or residential land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a minimum of 1.9 metres in height. Where adjacent to a public road, storage areas shall provide a landscaped strip of at least 2.0 metres in horizontal depth between the required fence and the required right of way.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.26 PROHIBITED USES

4.26.1 The following uses are prohibited in all districts:

- (1) The breeding of rats and other rodents, crickets and other insects.

4.27 BARE LAND CONDOMINIUMS

Regulations and development standards for buildings, uses and sites in all zoning districts shall also apply to buildings, uses and bare land units that are part of an approved bare land condominium plan.

4.28 LIGHTING

- (1) Site and other outdoor lighting for commercial and industrial development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or, interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
- (2) Appropriate lighting of commercial and industrial development shall be undertaken to provide security, but shall be certified to be compliant with standards established in the current version of the *International Dark Sky Association Lighting Code Handbook* for outdoor lighting in the *EI Environmental Lighting Zone*, as defined by the International Commission on Illumination.

4.29 BONUS PROVISIONS FOR MULTIPLE UNIT DWELLINGS

- (1) A reduction in required parking may be provided for multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above. The minimum parking requirement shall be determined by Council, however, in no case shall the required parking rate be less than 0.25 spaces per dwelling unit.
- (2) In the R1, R3 and R3 districts, site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

5 ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS

In order to carry out the purpose and provisions of this Bylaw, the Town is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Low Density Residential	R1
Medium Density Residential	R2
Small Lot Residential	R3
Mobile Home Residential	RMH
Downtown Commercial	C1
Highway Commercial	C2
Community Service	CS
Industrial	M1
Future Urban Development	FUD

5.2 THE ZONING DISTRICT MAP

The map, bearing the statement "This is the Zoning District Map which accompanies Bylaw No. _____" adopted by the Council and signed by the Mayor and Administrator, and under the seal of the Town shall be known as the "Zoning District Map" and such map is declared to be an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

- 5.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map".
- 5.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 5.3.3 Streets, lanes, and road allowances which are shown on the Zoning District Map and which have been permanently closed pursuant to Section 13 of The Municipalities Act, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, land or road

allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

5.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the Zoning District Map.

5.4 ZONING DISTRICTS

The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are contained in the District Schedules in Section 6.

5.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

Where a site or lot is divided into more than one zoning district, the development and use of any portion of the site shall be in accordance with the requirements of the applicable zoning district and subject to Section 4.3 herein.

6 DISTRICT SCHEDULES

6.1 R1 - LOW DENSITY RESIDENTIAL DISTRICT

6.1.1 *Purpose*

The objective of the **R1** - Low Density Residential district is to provide for residential development in the form of single detached dwellings and for other compatible uses.

6.1.2 *Permitted and Discretionary Uses*

Uses are listed and designated in Table 6-1.

6.1.3 *Accessory Uses*

- (1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.1.4 *Standards and Regulations*

- (1) Site and building requirements are shown in Table 6-1.

6.1.5 *Standards for Discretionary Uses*

Council will consider discretionary use applications in the **R1** district with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

- (1) Off-street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities - type I, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

6.1.6 *Exceptions to Development Standards*

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

6.1.7 *Off-Street Parking and Loading*

Off-street parking and loading requirements are subject to Section 4.9.

6.1.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-1 R1 - LOW DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen										
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards						
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Residential Uses										
(1) Secondary, Garden and Garage Suites	D	1	4.8.11	Refer to Section 4.8.11						
(2) Single detached dwellings	P	1		360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
Commercial Uses										
(1) Adult day care - type I	D	14	4.12.1	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
(2) Adult day care - type II	D	14	4.12.1	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
(3) Bed and breakfast homes	D	3	4.12.2	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
(4) Clubs	D	4	3.10.4 (3)	450	15	6	3 ⁽⁴⁾	4.5	70	50
(5) Convenience stores	D	5	3.10.4 (2)	450	15	6	3 ⁽⁴⁾	4.5	70	50
(6) Daycare centres and preschools	D	16	4.12.4	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
(7) Home based business - type I	P	0	4.11	Same as home						
(8) Home based business - type II	D	18	4.11	Same as home						
(9) Personal care homes - type I and type II	D	6	4.12.3	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
(10) Residential care facilities - type I and type II	D	7	4.12.3	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	70	50
Community Service, Municipal, Recreational, Institutional and Other Uses										
(1) Community centres	D	4	3.10.4 (3)	450	15	6	3 ⁽⁴⁾	4.5	70	50
(2) Municipal facilities	P	0		no min	no min	no min	no min	no min	no min	no max
(3) Parks and playgrounds	P	0		no min	no min	no min	no min	3	no min	no max
(4) Place of worship	D	8	3.10.4 (3)	450	15	6	3 ⁽⁴⁾	4.5	70	50
(5) Public schools	P	19, 20		no min	no min	6	3 ⁽⁴⁾	4.5	no min	no max
(6) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		no min	no min	no min	no min	no min	no min	no max

Use Designations:

(P) - Permitted Use

(D) - Discretionary Use

A use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.1.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-1 and the R1 district:

- (1) unless site is served by a lane, in which case 270 square metres
- (2) unless site is served by a lane, in which case 9 metres
- (3) except for corner sites, where it shall be 3 along the flanking street
- (4) or $\frac{1}{2}$ the average building height, whichever is greater

6.2 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

6.2.1 Purpose

The objective of the **R2** - Medium Density Residential district is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

6.2.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-2.

6.2.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.2.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-2.

6.2.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **R2** district with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

(1) Off-street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities - type I, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

6.2.6 Exceptions to Development Standards

(1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

6.2.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.2.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-2 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen										
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards						
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Residential Uses										
(1) Dwelling groups	D	2	3.10.4 (4) 4.12.5	4000	no min	no min	3.5 (4)	no min	50 / unit	60
(2) Secondary, garden and garage suites	D	1	4.8.11							
(3) Multiple unit dwellings (apartments)	P	2	4.29	185 / unit	6 / unit (6)	6	(6)(9)	no min	40 / unit	60
(4) Multiple unit dwellings (townhouses)	P	2	4.29	225 / unit	18	6	(5)(9)	4.5	46 / unit	60
(5) Semi-detached dwellings	P	1		275 (2)	9 (9)	6	1.2 (6)(7)	4.5	46	60
(6) Single detached dwellings	D	1		360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(7) Street townhouse dwellings	D	1	3.10.4 (5) 4.29	225	6	6	1.2 (5)(9)	4.5	46 / unit	60
(8) Two unit dwellings	P	1		550 (3)	18 (10)	6	1.2 (7)(5)	4.5	92	60
Commercial Uses										
(1) Adult day care - type I	P	14	4.12.1	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(2) Adult day care - type II	D	14	4.12.1	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(3) Bed and breakfast homes	D	3	4.12.2	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(4) Clubs	D	4	3.10.4 (3)	450	15	6	3 (4)	4.5	no min	50
(5) Convenience stores	D	5	3.10.4 (2)	450	15	6	3 (4)	4.5	no min	50
(6) Daycare centres and preschools	P	16	4.12.4	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(7) Home based business - type I	P	0	4.11							
(8) Home based business - type II	D	18	4.11							
(9) Offices for professional, financial, and real estate services	D	5		360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(10) Personal care homes - type I	P	6	4.12.3	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(11) Personal care homes - type II	D	6	4.12.3	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(12) Residential care facilities - type I	P	7	4.12.3	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50
(13) Residential care facilities - type II	D	7	4.12.3	360 (1)	12 (6)	6	1.2 (7)	4.5	70	50

**Table 6-2
R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen**

Principal Use	Designation	Parking Category	Subject to Sections	Development Standards						
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Community Service, Municipal, Recreational, Institutional and Other Uses										
(1) Ambulance stations	D	12	3.10.4 (8)	235	6	6	3	4.5	no min	50
(2) Community centres	P	4		450	15	6	3 ⁽⁴⁾	4.5	no min	50
(3) Cultural institutions	P	4		450	15	6	3 ⁽⁴⁾	4.5	no min	50
(4) Custodial care facilities	D	14	4.12.3	360 ⁽¹⁾	12 ⁽⁶⁾	6	1.2 ⁽⁷⁾	4.5	70	50
(5) Municipal facilities	P	0		no min	no min	no min	no min	no min	no min	no max
(6) Parks and playgrounds	P	0		no min	no min	no min	no min	no min	3	no max
(7) Places of worship	P	8		450	15	6	3 ⁽⁴⁾	4.5	70	50
(8) Private schools	D	21	3.10.4 (3)	no min	no min	no min	3 ⁽⁴⁾	4.5	no min	no max
(9) Public schools	P	19, 20		no min	no min	6	3 ⁽⁴⁾	4.5	no min	no max
(10) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		no min	no min	no min	no min	no min	no min	no max

Use Designations:

(P) - Permitted Use

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.2.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-2 and the R2 district:

- (1) unless site is served by a lane, in which case 270 square metres
- (2) unless site is served by a lane, in which case 225 square metres
- (3) unless site is served by a lane, in which case 450 square metres
- (4) or ½ the building height, whichever is greater
- (5) except that no side yard is required where a common wall divides two dwelling units
- (6) unless site is served by a lane, in which case 9 metres
- (7) except for corner sites, in which case the minimum requirement shall be 3 metres along flanking street

- (8) to a maximum of 21 metres
- (9) for one-storey multiple unit dwellings, the minimum side yard requirement shall be 1.8 metres, unless dwelling is on a corner site, in which case the minimum side yard requirement shall be 3 metres for the side flanking the street;
for multiple unit dwellings that are two (2) or three (3) storeys, the minimum side yard requirements shall be 3 metres;
for multiple unit dwellings that are four (4) storeys or higher, the minimum side yard requirement shall be $\frac{1}{2}$ of the building height, to a maximum of six (6) metres
- (10) unless site is served by a lane, in which case 15 metres

6.3 R3 - SMALL LOT RESIDENTIAL DISTRICT

6.3.1 Purpose

The objective of the **R3** - Small Lot Residential district is to provide for residential development in the form of single detached dwellings on narrow lots and other compatible uses.

6.3.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-3.

6.3.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.3.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-3.

6.3.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **R3** district with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

6.3.6 Exceptions to Development Standards

6.3.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.3.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Use Designations:

(P) - Permitted Use

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.1.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-3 and the R3 district:

- (1) unless site is served by a lane, in which case 270 square metres
- (2) unless site is served by a lane, in which case 9 metres
- (3) except for corner sites, where it shall be 3 along the flanking street
- (4) or ½ the average building height, whichever is greater

6.4 RMH - MOBILE HOME RESIDENTIAL DISTRICT

6.4.1 Purpose

The objective of the **RMH** - Mobile Home Residential district is to provide for development in the form of mobile homes and associated uses.

6.4.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-4.

6.4.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.4.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-4.

6.4.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RMH** district with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

6.4.6 Exceptions to Development Standards

6.4.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.4.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-4
RMH - MOBILE HOME RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen

Principal Use	Designation	Parking Category	Subject to Sections	Development Standards						
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Residential Uses										
(1) Mobile homes	P	1	4.12.7	360 ⁽¹⁾	12 ⁽²⁾	6	1.2 ⁽³⁾	4.5	65	50
(2) Mobile home courts	P	1	4.12.8	10000	60	(4)	(4)	(4)	no min	no max
Commercial Uses										
(1) Home based businesses - type I	P	0	4.11	360 ⁽¹⁾	12 ⁽²⁾	3	1.2 ⁽³⁾	4.5	70	50
Community Service, Government, Recreational, Institutional and Other Uses										
(1) Municipal facilities	P	0		no min	no min	no min	no min	no min	no min	no max
(2) Parks and playgrounds	P	0		no min	no min	no min	3	no min	no min	10
(4) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		no min	no min	no min	no min	no min	no min	no max

Use Designations:

(P) - Permitted Use means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.3.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-4 and the RMH district:

- (1) unless site is served by a lane, in which case 270 square metres
- (2) unless site is served by a lane, in which case 9 metres
- (3) except: (a) where no lane is provided, one side yard shall be a minimum of 4.5 metres
(b) where the main entrance door on the long side of the home faces a side site line, 4.5 metres on that side
(c) on a corner site, a minimum side yard of 3 metres is required on the site line flanking the street
- (4) refer to Section 4.12.8

6.5 C1 - DOWNTOWN COMMERCIAL DISTRICT

6.5.1 Purpose

The objective of the C1 - Downtown Commercial district is to provide for development in the form of a range of downtown commercial, community centre commercial and other compatible uses.

6.5.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-5.

6.5.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.5.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-5.

6.5.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the C1 district with respect to Section 3.10.3 Discretionary Use - General Evaluation Criteria and to Section 3.10.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards that follows in this section.

6.5.6 Exceptions to Development Standards

(1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

6.5.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.5.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-5 C1 - DOWNTOWN COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen									
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards					
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)
Residential Uses									
(1) Dwelling units in conjunction with and attached to any other permitted use	D	1	3.10.4 (18)	no min	no min	no min	(1)	(2)	no max
(2) Multiple unit dwellings (including apartments)	D	2	3.10.4 (5) 4.29	185 / unit	6 / unit	(4)	(5)	no min	60
Commercial Uses									
(1) Bakeries with retail sales	P	0		225	6	no min	(1)	(2)	no max
(2) Bus terminal	P	0	4.12.6	225	6	no min	(1)	(2)	no max
(3) Carwashes	P	22		225	6	no min	(1)	(2)	no max
(4) Clubs	P	0		225	6	no min	(1)	(2)	no max
(5) Commercial recreation facilities	P	15		225	6	no min	(1)	(2)	no max
(6) Construction trades	P	5		225	6	no min	(1)	(2)	no max
(7) Convenience stores	P	5		225	6	no min	(1)	(2)	no max
(8) Day Care Centres & Preschools	P	16	4.12.4	225	6	no min	(1)	(2)	no max
(9) Financial institutions	P	0		225	6	no min	(1)	(2)	no max
(10) Funeral homes	P	0		225	6	no min	(1)	(2)	no max
(11) Gas bars, with or without associated convenience stores	P	0	4.12. 4.12.9	225	6	7.5	(1)	(2)	no max
(12) Health care clinics	P	0		225	6	no min	(1)	(2)	no max
(13) Hotels	P	10		225	6	no min	(1)	(2)	no max
(14) Lumber yards, home improvement centres and building supply establishments	D	11	3.10.4 (10)	225	6	no min	(1)	(2)	no max
(15) Malls	D	5	3.10.4 (7)	225	6	7.5	(1)	(2)	no max
(16) Medical, dental and optical laboratories	P	0		225	6	no min	(1)	(2)	no max
(17) Motels	P	10		225	6	no min	(1)	(2)	no max
(18) Offices and office buildings	P	5		225	6	no min	(1)	(2)	no max
(19) Parking lots	D	0	4.12.10	225	6	no min	(1)	(2)	no max
(20) Personal service shops	P	0		225	6	no min	(1)	(2)	no max

Use Designations:

(P) - Permitted Use

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.5.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-5 and the C1 district:

- (1) where the side line of a site in any **C1** - Community Centre Commercial district abuts any Residential district without an intervening street or lane: 1.5 metres; otherwise, no requirements
- (2) where the rear line of a site in any **C1** - Community Centre Commercial district abuts any Residential district without an intervening street or lane: 4.5 metres; otherwise, no requirements
- (3) to a maximum of 21 metres
- (4) for multiple unit dwellings up to (and including) three (3) storeys, the minimum front yard requirement shall be 6 metres;
for multiple unit dwellings over three (3) storeys, the minimum front yard requirements shall be 7.5 metres
- (5) for one-storey multiple unit dwellings, the minimum side yard requirement shall be 1.8 metres, unless dwelling is on a corner site, in which case the minimum side yard requirement shall be 3 metres for the side flanking the street;
for multiple unit dwellings that are two (2) or three (3) storeys, the minimum side yard requirements shall be 3 metres;
for multiple unit dwellings that are four (4) storeys or higher, the minimum side yard requirement shall be ½ of the building height, to a maximum of six (6) metres

6.6 C2 - HIGHWAY COMMERCIAL DISTRICT

6.6.1 Purpose

The objective of the **C2** - Highway Commercial district is to provide for development in the form of a range of highway commercial and other compatible uses.

6.6.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-6.

6.6.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.6.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-6.

6.6.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **C2** district with respect to Section 3.10.3 Discretionary Use - General Evaluation Criteria and to Section 3.10.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards that follows in this section.

6.6.6 Exceptions to Development Standards

6.6.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.6.8 Landscaping

Landscaping is subject to Section 4.24.

6.6.9 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-6 C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen									
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards					
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Residential Uses									
(1) Dwelling units accessory to permitted uses and integrated as part of principal buildings, for the use of caretakers, owners or managers	D	1	3.10.4 (18)	(1)	(1)	(1)	(1)	(1)	(1)
Commercial and Industrial Uses									
(1) Animal hospitals	P	5		600	20	6	3		(2)
(2) Autobody shops	P	5	3.4.10 (11)	600	20	6	3		(2)
(3) Automobiles, marine, recreational vehicle and equipment, agricultural equipment and mobile home sales and service establishments	P	5	4.12.6	600	20	6	3		(2)
(4) Automotive and industrial supply stores	P	5		600	20	6	3		(2)
(5) Bingo halls	P	9		600	20	6	3		(2)
(6) Bulk fuel dealers	D	5	4.12.6 3.10.4 (21)	600	20	6	3		(2)
(7) Bus terminals	P	5	4.12.6 4.12.9	600	20	6	3		(2)
(8) Car washes	P	22		600	20	6	3		(2)
(9) Commercial recreational facilities	P	15		600	20	6	3		(2)
(10) Construction trades	P	5		600	20	6	3		(2)
(11) Convenience stores, with or without associated gas bars	P	5	4.12.6 4.12.9	600	20	6	3		(2)
(12) Drive-in theatres	P	5		600	20	6	3		(2)
(13) Freight handling facilities	D	5	3.10.4 (11)	600	20	6	3		(2)
(14) Funeral homes	P	17		600	20	6	3		(2)
(15) Gas bars, with or without associated convenience stores	P	4	4.12.6 4.12.9	600	20	6	3		(2)
(16) Health care clinics	P	5		600	20	6	3		
(17) Indoor storage rental facilities	D	12	3.10.4 (13)	600	20	6	3		(2)
(18) Light industrial uses	D	12	3.10.4 (11)	600	20	6	3		(2)

**Table 6-6
C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen**

	<u>Principal Use</u>	Designation	Parking Category	Subject to Sections	Development Standards				
					Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(19)	Lumber yards, home improvement centres and building supply establishments	P	11		600	20	6	3	(2)
(20)	Miniature golf courses	P	5		600	20	6	3	(2)
(21)	Motels	P	10		1600	20	7.5	3	(2)
(22)	Nurseries, greenhouses and garden centres	P	4		600	20	6	3	(2)
(23)	Parking lots	P	0	4.12.10	no min	no min	6	3	(2)
(24)	Personal service shops	P	5		600	20	6	3	(2)
(25)	Recycling collection depots	D	4	3.10.4 (13)	600	20	6	3	(2)
(26)	Rental stores	P	5		600	20	6	3	(2)
(27)	Repair services, restricted to the repair of household goods and appliances	P	5		600	20	6	3	(2)
(28)	Restaurants, with associated lounges	D	9	3.10.4 (6)	600	20	6	3	(2)
(29)	Restaurants, without associated lounges	P	9		600	20	6	3	(2)
(30)	Retail stores	D	5		600	20	6	3	(2)
(31)	Service stations	P	11	4.12.6 4.12.11	600	20	6	3	(2)
(32)	Storage garages	D	4	3.10.4 (13)	600	20	6	3	(2)
(33)	Taverns	D	9	3.10.4 (6)	600	20	6	3	(2)
(34)	Taxidermy and accessory tanning of hides	D	5	3.10.4 (11)	600	20	6	3	(2)
(35)	Tourist campgrounds	D	5	3.10.4 (14)	600	20	6	3	(2)
(36)	Tourist information centres and booths	P	4		600	20	6	3	(2)
(37)	Trucking operations	P	11	4.12.6	600	20	6	3	(2)
(38)	Veterinary clinics	P	5		600	20	6	3	(2)
(39)	Warehouses	D	12	3.10.4 (11)	600	20	6	3	(2)
(40)	Welding and machine shops	P	11		600	20	6	3	(2)
(41)	Pottery studios	P	4		600	20	6	3	(2)
(42)	Fabrication or assembly operations excluding processing of raw materials	P	11		600	20	6	3	(2)

**Table 6-6
C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen**

Principal Use	Designation	Parking Category	Subject to Sections	Development Standards				
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Community Service, Municipal, Recreational, Institutional and Other Uses								
(1) Ambulance stations	D	5	3,10.4 (8)	600	20	6	3	(2)
(2) Municipal facilities	P	0		no min	no min	no min	no min	no min
(3) Parks and playgrounds	P	0		no min	no min	no min	no min	no min
(4) Places of worship	P	8		600	20	6	3	(2)
(5) Public works, excluding sewage lagoons	P	0		no min	no min	no min	no min	no min
(6) Public recreational facilities	P	5		no min	no min	no min	no min	no min

Use Designations:

(P) - Permitted Use
means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.6.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-6 and the C2 district:

- (1) the development standards of dwelling units are equivalent to the development standards of the permitted use that the dwelling unit is built in conjunction with
- (2) 10% of the site depth

6.7 CS - COMMUNITY SERVICE DISTRICT

6.7.1 Purpose

The objective of the CS - Community Service district is to provide for development in the form of a range of community services and other compatible uses.

6.7.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-7.

6.7.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.7.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-7.

6.7.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the CS district with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

6.7.6 Exceptions to Development Standards

(1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

6.7.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.7.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-7 CS - COMMUNITY SERVICE DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen										
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards						
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Commercial Uses										
(1) Clubs	P	5		225	6	6	3 ⁽¹⁾	4.5	no min	50
(2) Commercial recreational facilities, including rinks, golf courses and tourist campgrounds	P	5		225	6	6	3 ⁽¹⁾	4.5	no min	50
(3) Daycare centres and preschools	P	16	4.12.4	360 ⁽³⁾	12 ⁽⁴⁾	7.5	1.2 ⁽²⁾	4.5	70	50
(4) Funeral homes	P	17		225	6	6	3 ⁽¹⁾	4.5	no min	50
(5) Health care clinics	P	5		225	6	6	3 ⁽¹⁾	4.5	no min	50
(6) Parking lots	D	0	4.12.10	no min	no min	3	3	3	no min	no max
(7) Private schools	P	6		no min	no min	no min	3 ⁽¹⁾	4.5	no min	no max
(8) Restaurants, with or without associated lounges	D	9	3.10.4 (9)	225	6	6	3 ⁽¹⁾	4.5	no min	50
Community Service, Government, Recreational, Institutional and Other Uses										
(1) Ambulance stations	P	12		225	6	6	3 ⁽¹⁾	4.5	no min	no max
(2) Cemeteries	D	0		no min	no min	6	3 ⁽¹⁾	4.5	no min	no max
(3) Community centres	P	4		225	6	6	3 ⁽¹⁾	4.5	no min	50
(4) Cultural institutions	P	4		225	6	6	3 ⁽¹⁾	4.5	no min	50
(5) Educational institutions	P	24		no min	no min	6	3 ⁽¹⁾	4.5	no min	no max
(6) Federal, provincial and municipal buildings and uses, excluding warehouses, storage yards and sewage lagoons	P	5		no min	no min	6	3 ⁽¹⁾	4.5	no min	no max
(7) Municipal facilities	P	0		no min	no min	no min	no min	no min	no min	no max
(8) Parks and playgrounds	P	0		no min	no min	no min	no min	3	no min	no max
(9) Places of worship	P	8		225	6	6	3 ⁽¹⁾	4.5	no min	50
(10) Public hospitals	P	23		no min	no min	6	3 ⁽¹⁾	4.5	no min	no max
(11) Public elementary and secondary schools	P	19, 20		no min	no min	no min	3 ⁽¹⁾	4.5	no min	no max
(13) Public works excluding warehouses, storage yards and sewage lagoons	P	0		no min	no min	no min	no min	no min	no min	no max
(14) Public recreational facilities	P	5		no min	no min	no min	3 ⁽¹⁾	4.5	no min	no max

Use Designations:

(P) - Permitted Use

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.7.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-7 and the CS district:

- (1) or 1/2 the building height, whichever is greater
- (2) except for corner sites, where it shall be 3 metres along the flanking street
- (3) unless site is served by a lane, in which case 270 square metres
- (4) unless site is served by a lane, in which case 9 metres

6.8 M1 - INDUSTRIAL DISTRICT

6.8.1 *Purpose*

The objective of the **M1** - Industrial district is to provide for development in the form of a range of industrial and other compatible uses.

6.8.2 *Permitted and Discretionary Uses*

Uses are listed and designated in Table 6-8.

6.8.3 *Accessory Uses*

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.8.4 *Standards and Regulations*

(1) Site and building requirements are shown in Table 6-8.

6.8.5 *Standards for Discretionary Uses*

Council will consider discretionary use applications in the **M1** district with respect to Section 3.10.3 Discretionary Use - General Evaluation Criteria and to Section 3.10.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards as follows in this section.

- (1) Discretionary commercial and industrial uses are subject to the following criteria:
- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited, to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
 - (iv) utilization of hazardous substances

6.8.6 *Exceptions to Development Standards*

6.8.7 *Off-Street Parking and Loading*

Off-street parking and loading requirements are subject to Section 4.9.

6.8.8 Landscaping

Landscaping is subject to Section 4.24.

6.8.9 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

Table 6-8 M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS for the Town of Aberdeen									
Principal Use	Designation	Parking Category	Subject to Sections	Minimum Site Area (m ²)	Development Standards				
					Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Residential Uses									
(1) Dwelling units accessory to permitted units integrated as part of principal buildings, for the use of caretakers, owners or night managers	D	1	3.10.4 (18)	(1)	(1)	(1)	(1)	(1)	(1)
Commercial and Industrial Uses									
(1) Animal hospitals	P	5		1100	30	6	3 (3)(4)	(2)	(2)
(2) Auction markets, excluding livestock auction facilities	P	4		1100	30	6			(2)
(3) Automobile, marine, recreational vehicle, and equipment, agricultural equipment and mobile home sales and service establishments	P	5	4.12.6	1100	30	6	3 (3)(4)	(2)	(2)
(4) Bulk fertilizer operations	D	12	3.10.4 (21) 4.12.6	1100	30	6	3 (3)(4)	(2)	(2)
(5) Bulk fuel dealerships and storage	D	5	3.10.4 (21) 4.12.6	1100	30	6	3 (3)(4)	(2)	(2)
(6) Car washes	P	22		1100	30	6	3 (3)(4)	(2)	(2)
(7) Cement and concrete plants	D	4		1100	30	6	3 (3)(4)	(2)	(2)
(8) Consignment centres	P	4		1100	30	6	3 (3)(4)	(2)	(2)
(9) Construction trades	P	4		1100	30	6	3 (3)(4)	(2)	(2)
(10) Foundry works and boiler works	D	4		1100	30	6	3 (3)(4)	(2)	(2)
(11) Gas bars	P	4	4.12.6 4.12.9	1100	30	6	3 (3)(4)	(2)	(2)
(12) General industrial uses (see, Use, General Industrial)	P	4		1100	30	6	3 (3)(4)	(2)	(2)
(13) Junk, salvage and auto wrecker yards	D	11	3.10.4 (19)	1100	30	6	3 (3)(4)	(2)	(2)
(14) Light manufacturing	D	11	3.10.4 (11) 3.10.4 (12)	1100	30	6	3 (3)(4)	(2)	(2)
(15) Lumber yards and building supply establishments	P	11		1100	30	6	3 (3)(4)	(2)	(2)
(16) Nurseries, greenhouses and garden centres	P	4		1100	30	6	3 (3)(4)	(2)	(2)
(17) Parking lots	P	0	4.12.10	1100	30	6	3 (3)(4)	(2)	(2)
(18) Public garages	P	4		1100	30	6	3 (3)(4)	(2)	(2)

**Table 6-8
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen**

	Principal Use	Designation	Parking Category	Subject to Sections	Development Standards					
					Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
(19)	Sand and gravel operations	D	11		1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
(20)	Seed cleaning plants and feed mills	D	11		1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
(21)	Service stations	P	11	4.12.6 4.12.11	1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
(22)	Stock yards	D	11	3.10.4 (22)						
(23)	Veterinary clinics	P	5		1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
(24)	Warehouses	P	12		1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
(25)	Wholesale establishments	P	4		1100	30	6	3 ⁽³⁾⁽⁴⁾	(2)	
Community Service, Municipal, Recreational, Institutional and Other Uses										
(1)	Municipal facilities, including recycling facilities	P	0		no min	no min	no min	no min	no max	
(2)	Parks	D	0		no min	no min	no min	no min	no min	
(3)	Public works, excluding sewage lagoons	P	0		no min	no min	no min	no min	no min	

Use Designations:

(P) - Permitted Use

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.8.5 and others as required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-8 and the M1 district:

- (1) the development standards of dwelling units are equivalent to the development standards of the permitted use that the dwelling unit is built in conjunction with
- (2) 10% of the site depth
- (3) except in the case of corner sites, in which case 4.5 metres is required on the side abutting the flanking street
- (4) except in the case of abutting a railway, in which case no minimum is required.

6.9 FUD - FUTURE URBAN DEVELOPMENT DISTRICT

6.9.1 Purpose

The objective of the **FUD** – Future Urban Development district is to provide for public open space within Town boundaries and to limit development therein in the interest of potential future development.

6.9.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-9.

6.9.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.9.4 Standards and Regulations

(1) Site and building requirements are shown in Table 6-9.

6.9.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **FUD** district with respect to Section 3.10.3 Discretionary Use - General Evaluation Criteria and to Section 3.10.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards that follows in this section.

6.9.6 Exceptions to Development Standards

6.9.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

6.9.8 Outside Storage

Outside storage, including waste material storage, is subject to Section 4.25.

**Table 6-9
FUD - FUTURE URBAN DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
for the Town of Aberdeen**

Principal Use	Designation	Parking Category	Subject to Sections	Development Standards				
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Agricultural Uses								
(1) Agricultural operations excluding intensive livestock and poultry operations	P	0		5000	15	6	6	6
(2) Intensive agricultural uses, including vegetable and fruit production, and excluding both operations relating to the raising of livestock and/or other animals, and operations carried on partially or entirely within buildings	D	4	3.10.4 (17)	1000	30	6	3 ⁽¹⁾	6 ⁽²⁾
Community Service, Municipal, Recreational, Institutional and Other Uses								
(1) Community centres	D	4	3.10.4 (3)	450	15	6	3 ⁽¹⁾	6 ⁽²⁾
(2) Cultural institutions	D	4	3.10.4 (3)	450	15	6	3 ⁽¹⁾	6 ⁽²⁾
(3) Farmers' markets and market gardens	D	4		450	15	6	3 ⁽¹⁾	6 ⁽²⁾
(4) Golf courses	D	0	3.10.4 (16)	no min	no min	no min	3 ⁽¹⁾	6 ⁽²⁾
(5) Greenhouses	D	4		450	15	6	3 ⁽¹⁾	6 ⁽²⁾
(6) Municipal facilities	P	0		no min	no min	no min	no min	no min
(7) Nature interpretation trails and associated facilities	P	0		no min	no min	no min	3 ⁽¹⁾	6 ⁽²⁾
(8) Public works, excluding sewage lagoons	P	0		no min	no min	no min	no min	6 ⁽²⁾
(9) Public recreation facilities	D	5	3.10.4 (3)	no min	no min	no min	3 ⁽¹⁾	6 ⁽²⁾
(10) Sports fields, parks and playgrounds	D	0		no min	no min	no min	3 ⁽¹⁾	6 ⁽²⁾
(11) Sewage lagoons	D	0		no min	no min	6 ⁽²⁾	3	6 ⁽²⁾
(12) Tourist information centres and booths	D	5		225	6	no min	3 ⁽¹⁾	6 ⁽²⁾
(13) Tourist campgrounds	D	5	3.10.4 (14)	1000	30	6	3 ⁽¹⁾	6 ⁽²⁾
(14) Walking, hiking and/or ski trails and associated facilities	P	0		no min	no min	no min	3 ⁽¹⁾	6 ⁽²⁾

(P) - Permitted Use
means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use
A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.9.5 and others as required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-9 and the FUD district:

- (1) or 1/2 the building height, whichever is greater
- (2) or 10% of the depth of the site, whichever is greater

7 MAPS

Town of Aberdeen
SASKATCHEWAN

ZONING
DISTRICT
MAP

ZONING DISTRICTS

- (R1) LOW DENSITY RESIDENTIAL
- (R2) MEDIUM DENSITY RESIDENTIAL
- (R3) SMALL LOT RESIDENTIAL
- (RMP) MOBILE HOME RESIDENTIAL
- (CS) COMMUNITY SERVICE
- (C1) DOWNTOWN COMMERCIAL
- (C2) HIGHWAY COMMERCIAL
- (MI) INDUSTRIAL
- (PR) PARKS AND RECREATION
- (FUD) FUTURE URBAN DEVELOPMENT

This is the Zoning District Map which
accompanies Bylaw Number _____
adopted by the Town of Aberdeen

Mayor _____

Town Administrator _____

Approved on the _____ day of _____

Minister
Saskatchewan Government Relations



**CROSBY
HANNA
& ASSOCIATES**
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING

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