

Town of Creighton

Zoning Bylaw

TOWN OF CREIGHTON

ZONING BYLAW

SCHEDULE 'A' to

BYLAW NO.

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1 INTRODUCTION

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the council of the Town of Creighton, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

This bylaw shall be known and may be cited as the "Town of Creighton Zoning Bylaw".

1.2 Purpose

The purpose of this bylaw is to regulate and control or prohibit the use and development of land and buildings within the Town of Creighton and assist in implementing *The Official Community Plan*. This bylaw provides a legal way of managing land use and future development and protects landowners from conflicting and possibly dangerous land uses in the Town.

1.3 Scope

Development shall be permitted within the limits of the Town of Creighton only when in conformity with the provisions of this bylaw, the Town of Creighton *Official Community Plan* and the PDA.

1.4 Severability

If any part of this bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of this bylaw as a whole, or any other part, section or provision of this bylaw will not be affected.

1.5 Other Legislative and Bylaw Requirements

Nothing in this bylaw affects the duty or obligation of a person to obtain a Development Permit as required by this bylaw, or to obtain any other permit, license or other authorization required by any bylaw, or Act or any regulation pursuant to those Acts.

Any legislation or regulation quoted in this bylaw refers to the most current version of the respective legislation or regulation.

2 ADMINISTRATION

- 1) The Administrator of the Town of Creighton shall be the Development Officer, unless otherwise appointed through resolution of council.
- 2) The Development Officer shall perform such duties that are specific in this bylaw, including among other things:
 - a) advise and assist the council in regard to the planning of orderly and economic development within the Town, and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this bylaw and be consistent with the Official Community Plan and adopted Town policies.
 - b) receive and process all applications for Development Permits.
 - c) keep a register of all applications for development including the decisions thereon and the reasons therefore.
 - d) keep and maintain the development records and a copy of this bylaw for the inspection of the public during all regular hours.
 - e) may refer any Development Permit application or any other development matter to the Town's council for its review, support or advice.

2.1 Application for a Development Permit

- 1) Every person shall obtain a Development Permit before commencing any development within the Town, except as listed in subsection 2.7 Development Not Requiring a Development Permit. Development Permits cannot be issued in contravention of any of the provision of this bylaw subject to sections 213 to 227 of the PDA.
- 2) A building permit shall not be issued unless a Development Permit, where required, has been issued.
- 3) All Development Permit applications shall be made to the Development Officer through use of *Form A: Town of Creighton Development Permit Application* and *Form B: Town of Creighton Development Permit Application*, as adopted by resolution of council. Applications to be made through these forms include:

Administration

a) *Form A: Town of Creighton Development Permit Application*

- i. Accessory Use Development
- ii. Demolition/Relocation of Existing Building or Structure
- iii. Fill of more than 1 metre
- iv. Minor Variance Request
- v. Permitted Use (new construction or change of use)
- vi. Discretionary Use (new construction or change of use)
- vii. Structural Alteration
- viii. Temporary Uses

b) *Form B: Town of Creighton Development Permit Application*

- i. Bed and Breakfast Operation
- ii. Home Based Business
- iii. Signs

- 4) The application shall be accompanied by the applicable fees, two copies of a layout or site plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines and road layout.
- 5) Where no new construction is proposed the applicant shall supply a written description of the proposal in place of such plans.
- 6) Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the lot, required municipal services, and any other information that the council determines is necessary to fully review the proposed development.
- 7) Where the application is within any Commercial or Industrial District, or for any use that may deleteriously affect the environment, the Town:
 - a) will require the applicant to provide a list of hazardous substances to be stored on site, if applicable.
 - b) may require a performance bond from the applicant to ensure the acceptable remediation of the lot. Performance bonds may be registered on title and run with the land.

Administration

- 8) The applicant shall provide council with a *Letter of Confirmation* from the Information Services Corporation of the creation of a new Parcel Tie before a Development Permit is issued for contiguous parcels or lots to be used as a lot.

2.2 Amending the Zoning Bylaw

- 1) Any person seeking to amend this bylaw may submit an application for such amendment and upon payment of the required fee, the Development Officer shall refer such application to council for consideration.
- 2) Setbacks for zoning amendments will consider the largest required setback for the proposed use.

2.3 Building to be Moved

- 1) No building shall be moved within, or into, the Town, without first obtaining a Development Permit from the Development Officer, except as exempt from requiring a Development Permit as specified in subsection 2.7 Development Not Requiring a Development Permit.
- 1) The application for a building to be moved shall be made to the Development Officer, through the use of *Form A: Town of Creighton Development Permit Application*.

2.4 Concurrent Processing of Permits

- 1) A building permit, or any other permit, where required pursuant to the Town of Creighton Building Bylaw, shall not be issued unless a Development Permit has been issued, or is being issued concurrently. Nothing in this bylaw shall exempt any person from complying with the Building Bylaw, or any other bylaw in force within the Town of Creighton, or obtaining any permission required by this or any other bylaw of the Town, the province or the federal government.

2.5 Demolition of Buildings

- 1) No building shall be demolished within the Town without first obtaining a Development Permit. A Development Permit shall be granted where all requirements of the Building Bylaw are met, and where the building is not a designated heritage building which is not to be demolished.

Administration

- 2) The application for the demolition of a building shall be made to the Development Officer, through the use of *Form A: Town of Creighton Development Permit Application*.

2.6 Development Appeals Board

- 1) Council shall appoint a Development Appeals Board in accordance with the provisions of subsections 49(j) and sections 213 to 227 of the PDA.
- 2) A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a Development Permit, file a written notice of intention to appeal, and submit the appeal fee, with the secretary of the Development Appeals Board.
- 3) The decision, concerning either existing or proposed development, may be appealed by any person affected by:
 - a) the approval of Development Permit where it is alleged the Development Officer misapplied this bylaw in the approving the proposal.
 - b) the refusal of the Development Officer to issue a Development Permit because the proposal contravenes this bylaw.
 - c) council's approval of a discretionary use (or form of development) with development standards or conditions (only standards or conditions may be appealed).
 - d) the refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance.
- 4) An appeal may not be made to a Development Appeals Board where:
 - a) a development permit has been refused for a discretionary use, a prohibited use, or a use that is not expressly permitted.
 - b) the granting of an appeal would be in contravention of the intentions of the Official Community Plan.
 - c) council has refused to amend this bylaw or rezone land.

2.7 Development Not Requiring a Development Permit

- 1) The following developments shall not require a Development Permit provided that the proposed development conforms with all requirements of this bylaw:

Administration

- a) public utilities; any operation for the purpose of inspecting, repairing, or renewing sewers, water lines, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Town (excluding the installation of new transmission lines).
- b) municipal facilities; any facility installed and operated by the Town.
- c) accessory buildings with a floor area of 9.3 m² (100.1 ft²) or less.
- d) fences.
- e) maintenance and repairs that do not include any structural alterations.

2.8 Discretionary Use Applications

- 1) The application will be reviewed by the Development Officer for conformance with the *Official Community Plan*, this bylaw and any other applicable policy and regulation, and will refer the application, along with a written report documenting the results of the review, to council, within 30 days of having received the application.
- 2) Council will review the application and the Development Officer's report and may request comments or information from other government agencies to assist in council's review of the application, where appropriate.
- 3) When council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the council meeting at which the application will be considered. The date shall be no longer than 45 days from when council received the application.
- 4) The Development Officer shall advertise the proposed discretionary use by:
 - a) mailing a copy of a notice of the application to the assessed owner of each property within 75 m (246.1 ft) of the proposal, at least 15 days prior to the date of the meeting.
 - b) preparing an on-site notification poster, which shall be placed on the lot by the applicant and must remain on-site until the application is considered by council.
- 5) The notices described above shall describe:
 - a) the use applied for.
 - b) the location of the use.
 - c) specify the date, time and location of the council meeting at which the application will be considered.

Administration

2.9 Discretionary Use Evaluation Criteria

Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- 1) Compliance with land use and municipal policies
 - a) the proposal must be in conformance with all relevant sections of the *Official Community Plan* and this bylaw.
- 2) Lot layout and density
 - a) the scale and intensity of the proposed use must be relatively consistent with uses allowed in the zoning district and with any existing uses and developments in the vicinity of the proposal.
 - b) the size and location of buildings and improvements is to comply with the regulations set out in the zoning district.
 - c) any outside storage areas will be appropriately buffered and screened from adjoining land uses.
 - d) the retention or provision of vegetation and landscaping to enhance the appearance of the lot.
 - e) signs will comply with sign requirements for the zoning district and proposed use.
- 3) Municipal servicing
 - a) the use must be capable of being serviced with existing municipal infrastructure, including:
 - i. Water in terms of consumption and demand
 - ii. Sewer in terms of volume generated
 - iii. Storm drainage in terms of volume and where directed
 - iv. Solid waste in terms of volume and types created
 - v. Utilities
 - vi. Schools
 - vii. Roadways

Administration

4) Traffic generation

- a) the volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area.
- b) parking requirements for the use will not vary significantly from other uses in the vicinity.
- c) access to and from the lot must be located appropriately to avoid any traffic hazards.

5) Environmental and Public Safety

- a) types and volumes of goods and materials to be kept or stored on-site must not pose any danger to the surrounding properties.
- b) emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment or adjoining land uses.
- c) storm water runoff from the lot will not adversely affect surface or ground water.
- d) fire protection requirements will not be significantly different than that required for surrounding uses.
- e) fuel wood or timber should be salvaged where appropriate.
- f) preservation of wildlife habitat and wetlands.

6) Consultations

- a) any comments received from the public relative to the proposal.
- b) evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health.

7) Impact mitigation

- a) if the proposed use will create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.

Administration

2.10 Issue of Permits

- 1) Upon completion of the review of an application for development, the Development Officer shall:
 - a) for a permitted use:
 - i. issue a Development Permit where the application conforms with this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw; or
 - ii. issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal.
 - b) for a discretionary use:
 - i. prepare a report on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the council for recommendation and a decision. The council shall make a decision on a discretionary use that approves or refuses the discretionary use on that lot and that instructs the Development Officer to:
 - a. issue a Development Permit incorporating any specific development standards set forth by the council, in accordance with the provisions of this bylaw, and advising the applicant of any right of appeal that the applicant may have; or
 - b. issue a notice of refusal, stating the reasons for the refusal.
 - ii. issue a refusal, where the application is for a use that is not provided for in the zoning district in which the property is located.
 - c) The notice of decision shall be issued to the applicant in the *Form C: Town of Creighton Development Permit Notice of Decision*.

2.11 Enforcement of Development Permit

- 1) Where development is not in accordance with the development permit issued for that development, including any conditions or standards specified in that permit, the development is deemed to be in violation of this bylaw and is subject to the provisions of subsection 2.14 Offences and Penalties.

Administration

2.12 Fees

- 1) Development Fees, as per section 51 of *The Planning and Development Act, 2007*, are as follows:
 - a) Accessory Use – \$75.00
 - b) Appeal Application – \$50.00
 - c) Fill of more than 1 metre – \$50.00
 - d) Discretionary Use – \$125.00 plus costs of advertising
 - e) Demolition or Relocation Permit – \$50.00
 - f) Minor Variance Permit – \$25.00
 - g) Official Community Plan Amendment – \$150.00 plus costs of public advertising.
 - h) Permitted Use – \$100.00
 - i) Sign Permit (Awning, Construction, Wall) – \$25.00
 - j) Sign Permit (Billboard, Roof, Free-standing, Portable, Projecting) – \$50.00
 - k) Temporary Uses – \$50.00
 - l) Zoning Bylaw Amendment – \$100.00 plus costs of public advertising.

2.13 Minor Variances to the Zoning Bylaw

- 1) The Development Officer may grant a variance of up to 10% of any setback requirement or minimum required distances between buildings for a use that is a permitted use as specified in this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in section 60 of the PDA.
- 2) The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.
- 3) The application for a Minor Variance shall be made to the Development Officer, through the use of *Form A: Town of Creighton Development Permit Application*.

2.14 Offences and Penalties

- 1) Pursuant to section 242 of the PDA, the Development Officer may enforce this bylaw, including the issuance of a stop work order for development that contravenes this bylaw, and may issue an order pursuant to subsection 242(4) of the PDA to achieve compliance with this bylaw.

Administration

- 2) Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the PDA.

2.15 Non-Conforming Buildings and Uses

- 1) The adoption or amendment of this bylaw does not affect non-conforming buildings and uses.
- 2) The provisions of the PDA, sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
- 3) Non-conforming buildings or uses may continue to be used, maintained and repaired in their present form.

2.16 Review of Applications

- 1) The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the *Official Community Plan*.
- 2) For a discretionary use the Development Officer shall prepare a report for council on the proposal respecting the criteria for consideration of that discretionary use and submit the application to council for decision.
- 3) The Development Officer may submit any application to council for a decision on the interpretation of this bylaw, or on special conditions provided in this bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

2.17 Terms and Conditions for Discretionary Use Approvals

- 1) Discretionary uses, discretionary forms of development and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In approving a discretionary use application, council may prescribe specific development standards to minimize land use conflict with respect to:
 - a) drainage of storm water.
 - b) the location of buildings with respect to buildings on adjacent property.

Administration

- c) access to number and location of parking and loading facilities including adequate vehicular access.
- d) control of noise, glare, dust and odour.
- e) any other condition as set out in the zoning district.

2.18 Validity of a Development Permit

- 1) An approval shall be deemed to be invalid if:
 - a) the proposed use has not commenced within the 12-month period; or
 - b) the proposed building is not started within 12 months, or completed within 24 months.
- 2) In case of a discretionary use the following also applies in deeming an approval invalid:
 - a) the proposed use ceases and is replaced by another;
 - b) the proposed use ceases for a 12-month period; or
 - c) the use is not started within 12 months of completion of the building.
- 3) A Development Permit extension may be granted for an additional 12-month period by the Development Officer.
- 4) Where council has approved a discretionary use for a limited time as provided in this bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as the council gives a new discretionary use approval and a new Development Permit is issued.
- 5) The council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a lot as a result of the adoption or amendment of this bylaw, as of the date that this bylaw or amendment comes into effect.

3 GENERAL REGULATIONS

3.1 Accessory Uses and Buildings

- 1) Accessory uses and buildings shall be subordinate to, and located on the same lot at the principal building or use, and used in conjunction with that principal use.
- 2) Accessory buildings less than 9.3 m² (100.1 ft²) do not require a development permit prior to construction.
- 3) Detached accessory buildings are not to be located in any front yard.
- 4) An accessory building must not contain a dwelling unit or be used for the purposes of habitation; except for a caretaker's unit, a garden suite, or a garage suite in a zoning district that allows such use.
- 5) Private garages, carports and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.
- 6) Detached accessory buildings shall be located at least 1 m (3.3 ft) from the principal building and meet the requirements of the National Building and Fire Codes.
- 7) Shipping containers are regulated by subsection 3.32 Shipping Containers.
- 8) Time of Construction: Accessory buildings shall not be constructed or placed on any lot prior to the construction of the principal building except in the following instance:
 - a) where a Development Permit has been issued for a principal building, council may, at its discretion, 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 in the time period required, the accessory building is to be removed.
- 9) In any Residential District:
 - a) each accessory building shall not exceed a floor area of 111.5 m² (1200 ft²).

General Regulations

- b) in no instance will the combined floor area exceed 15% of the lot, with the exception of Mobile Home Courts.
- c) there shall not be any more than three accessory buildings on a lot.
- d) accessory buildings cannot be a shipping container or any other mobile unit.
- e) no accessory building shall be located in a front yard.

10) Accessory buildings in Mobile Home Courts are subject to the following provisions:

- a) Only the following accessory buildings and uses shall be permitted in areas other than on mobile home spaces:
 - i. one office for the administration of the mobile home court.
 - ii. recreational buildings and uses servicing only the residents of the mobile home court.
 - iii. laundry facilities for the exclusive use of the residents of the mobile home court.
 - iv. other utility, service and storage buildings accessory to the operation of the mobile home court.
- b) In any Mobile Home Space, the combined floor area of all accessory buildings shall not exceed 51 m² (550 ft²).

3.2 Bed and Breakfast

- 1) Bed and breakfast operations, where allowed in a specific zoning district, are subject to the following:
 - a) no more than 2 guest bedrooms or lodging shall be provided per principal dwelling.
 - a) the guest bedrooms shall be located within the principal building, garden suite and/or a garage suite.
 - b) one additional off–street parking space shall be provided on the lot.
 - c) bed and breakfast operations are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, dust or odour which would be disruptive to the surrounding residential uses.
 - d) bed and breakfast operations shall not result in undue traffic or parking requirements in the residential area.
 - e) bed and breakfast operations shall not be operated out of mobile homes.
 - f) bed and breakfast operations shall be licensed pursuant to *The Public Health Act*.

General Regulations

3.3 Building Lines

- 1) Where a front building line has been established by existing buildings in a block, and is less than the specified front yard setback requirement, new construction may conform to this established building line, provided that the established building line is not less than 3 metres from the street line. No further projection is allowed.

3.4 Bulk Fuel and Above Ground Fuel Storage Tanks

- 1) Above ground fuel storage tanks must meet the standards of the *National Fire Code of Canada, 2015* and all provincial and federal regulations.
- 2) Above ground fuel storage tanks must be:
 - a) located at least 3.0 m (9.8 ft) from any property line or building (6.0 m (19.8 ft) for service stations); however, for uses other than service stations, the 3.0 m separation distance may be reduced to 1.0 m (3.3 ft) for tanks with a capacity of 5,000 litres or less.
 - b) separated from each other and be accessible for the firefighting purposes while meeting all provincial and federal regulations for safety.
 - c) at least 15 metres from the boundary of any lot within a Residential District.
- 3) The dispensing equipment associated with above ground fuel storage tanks shall be located at least 3.0 m (9.8 ft) from any property line (6.0 m (19.8 ft) for service stations), at least 7.5 m (24.6 ft) from any open flame or other ignition source, and at least 4.5 m (14.8 ft) from any door or window.
- 4) Above ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
- 5) 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.
- 6) Painted lettering or other forms of signage may be located on above ground fuel storage tanks subject to the sign regulation in the zoning district.

General Regulations

3.5 Campgrounds

- 1) The applicant for a Development Permit for a campground shall provide the Development Officer with a site plan, identifying any buildings, uses of land and the location of all roadways and campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or cleaning of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.
- 2) A campground shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings or campsites.
- 3) Each campsite in the campground shall be designated and clearly marked on the ground.
- 4) Each recreation vehicle (RV) campsite shall have a minimum area of 150 m² (1614.6 ft²).
- 5) Each RV shall be located at least 4.5 m (14 ft) from any other recreation vehicle and each campsite shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- 6) Each campsite shall have a direct and convenient access to a developed internal roadway, which shall not be located in any required buffer.
- 7) The space provided for roadways within a campground shall be at least 7.5 m (24.6 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 8) A campground may include, as an accessory use, a laundromat or convenience store designed to meet the needs of occupants of the campsites and a caretaker's unit for accommodation of the operator.
- 9) No RV shall be stored on any campsite when the campground is not open.
- 10) *The Public Health Act* and all subsequent regulations and amendments shall be complied with in respect of all operations and development of campgrounds.

General Regulations

3.6 Caretaker's Unit

- 1) All caretaker's units are considered accessory and must comply with subsection 3.1 Accessory Uses and Buildings.
- 2) Only one caretaker's unit is permitted for each property.
- 3) Only mobile homes are permitted as caretaker's units, and are subject to subsection 3.21 Modular, Mobile, Ready to Move Homes.
- 4) All caretaker's units must be temporary and the use discontinued when the principal use ceases, and the building must be removed within 90 days.
- 5) Caretaker's units shall be located in an area that will not detract from the appearance of the lot or create conflict with adjoining uses or zoning districts.
- 6) The maximum size for a caretaker's unit is 100 m² (1076.4 ft²).

3.7 Child Care Centers

- 1) The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act, 2014* and *The Child Care Regulations, 2015*.
- 2) Outdoor play areas shall be fenced.

3.8 Communication Towers

- 1) Communication towers are permitted in all zoning districts and are held to the following criteria:
 - a) must follow the regulations of Industry Canada's for Radio Communication and Broadcasting Antenna Systems.
 - b) must follow Transport Canada requirements for the aircraft flight path and the obstruction limitation surface.
 - c) must submit a land use application to NAVCanada.

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3.9 Fences

- 1) In this section:
 - a) "effective ground level" means the highest level of ground within 1 m (3.3 ft) horizontally in any direction from the point being considered.
 - b) "height" means the measurement from the base of the fence at the effective ground level to the top of the finished fence, shrub or structure.
- 2) Where a fence is to be erected and there is a grade difference, the installation of a retaining wall prior to fence construction may be required as a condition of the development permit.
- 3) In any Residential District:
 - a) the maximum fence, hedge or shrub height except within front yard setback, shall be no greater than 2 m (6.6 ft).
 - b) no wall, fence, hedge or shrub shall be erected within a front yard setback to a height of more than 1 m (3.3 ft).1.1.1
 - c) the maximum privacy fence, hedge or shrub height in Sight Triangles is 1 m (3.3 ft) measured from the elevation of the centre lines of abutting streets.
- 4) In any Commercial and Light Industrial District:
 - a) the maximum height along any lot line, other than for required screening, shall be no greater than 2.5 m (8.2 ft).
 - b) in the case of a corner lot, no wall, privacy fence, hedge or shrub shall be placed as to create a visual obstruction in an established intersection sight triangle.
 - c) where the development abuts any Residential District, the Development Officer may require a fence to be installed. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- 5) Other zoning districts:
 - a) the maximum height along any lot line shall be no greater than 2.5 m (8.2 ft).
- 6) Electrified fences are prohibited in every zoning district.
- 7) Barbed or razor wire fences:

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- a) may not be used as the primary fence construction material, and all barbed or razor wire components must be at a height of 1.83 m (6 ft) and above.
- b) the barbed wire component on any fence may not exceed a height of 0.3 m (1 ft).
- c) are not allowed in any residential district.

8) No height limitations apply to the following:

- a) temporary construction fences.
- b) fences associated with essential public services and utilities, public parks, playgrounds, or public buildings.

3.10 Food Vending

1) Food vending mobile units are allowed on Town of Creighton road allowances adjacent to properties, and on properties, zoned Recreation and Park, Community Service, General Commercial, Highway Commercial and Downtown Commercial, and are subject to the following:

- a) food vending mobile units shall not block access to neighbouring lots.
- b) food vending mobile units must be stored off-street when not in use, subject to subsection 3.39 Vehicle Storage.
- c) a 1.5 m (4.9 ft) pedestrian clearance must be maintained and shown in the proposal.
- d) applications will include:
 - i. a sketch of proposed vending location showing all relevant dimensions, street name and curb.
 - ii. proof of Public Health Inspection.
 - iii. proof of Food Handler certification.
 - iv. a current business license.
 - v. a list of products to be sold.
 - vi. a photograph of the food vending mobile unit.
 - vii. information about where the food vendor will be stored when it is not being operated.

2) Ice cream vending mobile units are allowed on Town of Creighton public roads adjacent to properties zoned Recreation and Park, Residential, Community Service, General Commercial and Downtown Commercial, as well as in parking lots zoned Recreation and Park, Community Service and General Commercial and are subject to the following:

General Regulations

- a) ice cream vending mobile units will only offer drinks, ice cream, soft serve, or prepackaged frozen treats.
- b) ice cream vending mobile units must not block access to neighbouring lots.
- c) ice cream vending mobile units must not use mechanical loudspeaker or sound amplifiers.
- d) ice cream vending mobile units will be equipped with signs reading “Stop for Children” in 6 inch (15 cm) letters on both the front and the back of the vehicle, four-way hazard lights, at least one permanently affixed flashing amber light on the top of the truck; and a shield along the rear bumper to prohibit children from standing or jumping on it.
- e) ice cream vending mobile units will cease daily operations half an hour before sunset.
- f) ice cream vending mobile units must be stored off-street when not in use, subject to subsection 3.39 Vehicle Storage.
- g) a 1.5 m (4.9 ft) pedestrian clearance must be maintained and shown in the proposal.
- h) applications will include:
 - i. a sketch of proposed vending location showing all relevant dimensions, curb location, and street name or a map of the proposed route.
 - ii. proof of Public Health Inspection.
 - iii. a current business license.
 - iv. a list of products to be sold.
 - v. a photograph of the stand.
 - vi. information about where the stand will be stored when it is not being operated.

3.11 Garage Suites

- 1) Garage suites are allowed as an accessory use in the Low Density and Medium Density Residential Districts and are subject to the following:
 - a) maximum one garage suite, garden suite or secondary suite per residential lot.
 - b) garage suites shall only be permitted on lots where the principal use is a single detached dwelling.
 - c) the floor area of the dwelling unit shall not be more than 65% of the principal dwelling on the lot or not more than 60 m² (645.84 ft²), whichever is less.
 - d) shall meet the minimum setback requirements for accessory buildings within the zoning district.

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- e) garage suites shall be connected to the water and sewer service of the principal residential building.
 - i. all other services (cable, electrical, telephone, etc.) may have separate connections, or connect to those services of the principal residential building.
- f) rooftop decks are prohibited.
- g) windows shall be located to limit views to windows on abutting sides of the buildings on or adjacent to the lot.
- h) shall meet all provincial, federal and building bylaw standards and requirements for the construction of a habitable dwelling.
- i) platform structures, including balconies, shall be allowed only where the platform structure faces a lane or a flanking roadway.

3.12 Garden Suites

- 1) Garden suites are allowed as an accessory use in the Low Density and Medium Density Residential Districts and are subject to the following requirements:
 - a) maximum one garage suite, garden suite or secondary suite per residential lot.
 - b) garden suites shall only be permitted on lots where the principal use is a single detached dwelling.
 - c) garden suites shall be constructed at grade level and without a basement.
 - d) garden suites shall be connected to the water and sewer service of the principal residential building.
 - i. all other services (cable, electrical, telephone, etc.) may have separate connections, or connect to those services of the principal residential building.
 - e) garden suites are not permitted in the form of a mobile home.
 - f) gross floor area of garden suites shall not be more than 65% of the principal dwelling on the lot or not more than 60 m² (645.84 ft²), whichever is less.
 - g) garden suites will comply with the zoning district maximum building height and minimum setback requirements.

3.13 Grading and Levelling of a Lot

- 1) Where more than 300 mm (1 foot) of fill is to be added to any lot:

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- a) the work must be performed under the supervision of a qualified professional.
 - b) a Development Permit will be required when the amount of fill is greater than 1 metre, and the application must include a drainage plan.
- 2) Notwithstanding clause 1), the Development Officer may require, as a condition of approval for a Development Permit, that an applicant submit a lot grading and drainage plan to the Town for approval.
- 3) Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
- 4) Lot development must conform to the following:
- a) the finished grade of a lot being developed must be at least 45 cm (18 inches) higher than the centreline of the street at the front wall of the proposed main building.
 - b) the finished grade of a lot is to slope away from the building at a minimum of 10% in the first 2 m of the foundation; hard surfaced areas may slope at a minimum of 0.75%.
 - c) the finished grade of a lot shall not direct water onto adjoining properties unless there is approved surface water retention facility or drainage right of way on those properties.
 - d) all excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
 - e) grading, levelling or placement of fill shall be located entirely within the boundaries of the lot.
 - f) failure to perform reasonable measures to prevent erosion of fill material into water bodies or water courses is in violation of this bylaw and is subject to subsection 2.14 Offences and Penalties. Persons found in violation will be subject to penalty that reflects the recovery cost of the municipality to perform remediation and treatment.
- 5) Except for construction of an authorized public dock, grading, levelling or excavation shall not break or weaken ice push ridges along the bank of the lake.
- 6) Fill must be placed so that natural drainages are not blocked or diverted.

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3.14 Hazard Lands

- 1) If the Development Officer considers land to be at risk of flooding:
 - a) the applicant will be required to submit sufficient topographic information or a report that assesses the suitability of that site for development, including any required mitigation measures (such as a geotechnical report or a drainage plan, prepared by a professional).
 - b) the Development Officer will submit a report to council with recommendations and include any professional assessments or reports. Based on the report to council, Council will direct the Development Officer to approve the application (with or without mitigating conditions) or reject the application.
- 2) Where proposed development is located on land considered by Council to be at risk of slumping, sloping or otherwise unstable:
 - a) the Development Officer will require the applicant to submit sufficient topographic information to confirm if the development is within 50 m (164 ft) of any slope that has the potential for slope instability (such as a geotechnical report or a drainage plan, prepared by a competent professional).
 - b) if the proposed development is within 50m (164 ft) of an unstable slope, the Development Officer may require the applicant to submit a report that assesses the suitability of that site for development, including any required mitigation measures.
- 3) Contaminated Sites and Hazardous Uses:
 - a) where proposed development is located on land that is considered to be contaminated, the Development Officer will require the applicant to submit a report by a qualified professional stating that the contamination will not pose a risk to human health.
 - b) separation distances from hazardous uses are subject to subsection 3.30 Separation Distances.
 - c) any proposed development that stores or produces hazardous substances near waterbodies or the community's water supply must provide proof of consultation with the Ministry of Environment and the local fire department in the development application, and must follow clause 2.2.6 regarding Application for a Development Permit.

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- 4) Existing buildings on hazard lands are considered legal non-conforming buildings and must follow subsection 2.15 Non–Conforming Buildings and Uses.
- 5) The Development Officer may incorporate any actions identified in a professional assessment pursuant to subsection 3.14 Hazard Lands .
- 6) The Development Officer may refuse a permit for any development on hazard land which, in Council’s opinion, the proposed mitigation actions are inadequate to address adverse effects or will result in excessive municipal costs.

3.15 Home Based Business

- 1) Home based businesses, where allowed in a specific zoning district, shall be subject to the following:
 - a) home based businesses are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour which would be disruptive to any surrounding residential uses.
 - b) home based businesses shall not result in undue traffic or parking requirements in the residential area.
 - c) home based business shall not require the provision or installation of special utilities or equipment not customarily found in dwelling units.
 - d) the operator of the home based business is a resident of the dwelling unit and only one part–time employee, who is not a resident of the dwelling unit, may be employed at any one time.
 - e) home based businesses shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than permitted signs.
 - f) articles offered for sale must be produced, packaged or stored within the dwelling unit or the accessory building.
 - g) no home based business shall occupy more than a maximum of 25% of the gross building floor area of the principal building and the area used for retail sales shall not exceed 10% of the building floor area of the building, with the exception of Child Care Centres.
 - h) home based businesses shall be conducted and contained entirely within the dwelling unit or accessory building not in both.

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3.16 Homes

- 1) General regulations for community residential, personal care, residential service and special-care homes:
 - a) all homes must be licensed and approved under Provincial statutes.
 - b) any changes resulting in the increase in the area devoted to any home or alterations or additions to the structure used as any home shall require a new development permit in the case of a discretionary use.
 - c) all homes must be inspected and approved by a Fire or Building Inspector to ensure compliance with the *National Building Code of Canada 2015 with Saskatchewan Amendments*, or equivalencies, and are subject to re-inspection at any reasonable time thereafter.

- 2) Community Residential Homes, where allowed at council's discretion are also subject to the following:
 - a) are not permitted within 250 m of a Residential Zoning District.
 - b) required parking spaces shall not be located in a front yard setback area.
 - c) appropriate measures are provided for the security and safety of clients.
 - d) no building or structure shall be used for the purpose of keeping boarders or lodgers.

- 3) Personal Care Homes, where allowed are also subject to the following:
 - a) the operator of the personal care home shall be a permanent resident of the dwelling.
 - b) the operator shall ensure that adequate supervision and care is available at the home at all times.
 - c) in approving a personal care home, council may specify the maximum number of clients that may be cared for in a personal care home but in no case shall the number exceed 10 persons.
 - d) the structures shall be suitable and comfortable for the proposed development, and provide for the appropriate level of supervision.
 - e) the personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood.
 - f) the personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the zoning district in which it is located.
 - g) a maximum of two personal care homes will be allowed in a block.

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- 4) Residential Service Homes, where allowed are also subject to the following:
 - a) required parking spaces shall not be located in a front yard setback area.
 - b) appropriate measures shall provide for the security and safety of clients.
 - c) no building or structure shall be used for the purpose of keeping boarders or lodgers.
- 5) Special-Care Homes, where allowed are also subject to the following:
 - a) the special-care home shall maintain the single detached residential character of the property consistent with the neighbourhood.
 - b) a special-care care home shall meet all of the regulations for a single detached dwelling as prescribed for the zoning district in which it is located.
 - c) a maximum of two special-care homes will be allowed in a block.

3.17 Landscaping, Screening and Buffering

- 1) Subject to clause 7), existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback or buffer requirements of this bylaw, with the exception of required access to the lot.
- 2) Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.
- 3) In cases where retention of natural trees would create unusual hardship or development problems in open space, setback, and buffer areas, planted trees may be required.
- 4) The Development Officer shall determine when such hardship or development problem exists and may designate that certain areas be replanted in lieu of preserving existing trees.
- 5) Once utilities are connected and grading is complete, the vegetation shall be planted.
- 6) Upon direction from the Development Officer property owners may be required to treat or remove trees suffering from transmittable diseases or pests or allow the Town to do so, charging the actual cost thereof to the property owner. The Development Officer may not require the removal of trees except for the reason of disease, infestation, or danger of falling.

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- 7) Nothing in this section shall prevent the application of good practices for protection of dwellings from wildfire in accordance with Fire Smart or other accepted fire protection systems.
- 8) Within the Recreation and Park District the cutting or removal of live trees may only take place, with the approval of the Development Officer, for the purposes of constructing authorized public works, authorized hiking trails and other structures or for the purpose of public safety.
- 9) In every Residential District the following requirements apply:
 - a) all yards, visible from a public roadway, other than a lane, shall be seeded or sodded within 24 months of the occupancy of the development at the expense of the title holder. Alternate forms of landscaping including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.
- 10) In the Commercial and Light Industrial Districts, the following requirements apply:
 - a) all areas of the lot not used for a building, parking or loading are to be landscaped at the cost of the titled owner.
 - b) existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development, where practical, vegetation will be relocated on-site.
 - c) a landscaping plan is to be submitted along with the application for a Development Permit showing:
 - i. grading and leveling.
 - ii. location of existing and proposed vegetation, including any proposed to be removed.
 - iii. location of proposed hard landscaping such as walls, walks, fences, and curbs.
- 11) In the Light Industrial District, the following requirements also apply:
 - a) the minimum number of trees to be established will be determined based on a rate of one tree per 4 linear metres of frontage and one tree per 6 linear metres of flankage.

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- b) at the discretion of council shrubs may be planted in lieu of trees at the ratio of 10 shrubs per tree.
- c) trees should be planted in a straight line, as appropriate, at regular intervals not less than one metre from the front or side property lines.

12) The applicant may apply to council for regulation relaxation in areas where compliance is impractical.

3.18 Marinas and Float Plane Dock

- 1) All marinas and float plane docks are subject to the following development standards:
 - a) there shall be no discharge of water and/or contaminants into water from boat maintenance or hull cleaning within the marina.
 - b) dock and marina structures shall be maintained in a structurally sound and safe condition at all times.
 - c) there shall be no discharge of sewage or solid wastes into the water body.
 - d) the applicant shall supply to the council a plan which includes as a minimum:
 - i. a description of operations, facilities and maintenance.
 - ii. an oil or gas spill plan.
 - iii. a waste disposal and litter management plan.
- 2) All applications shall include approvals, where applicable, from federal and provincial agencies charged with the protection and conservation of shorelines and water bodies.
- 3) Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.
- 4) Fuel storage shall not be located in the most recently determined flood risk areas identified by the appropriate provincial authority, and comply with all provincial fuel storage regulations.
- 5) Where dedicated lands are leased, operations shall not unduly restrict public access to the lakeshore.

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3.19 Mixed Use Development

- 1) Mixed use developments:
 - a) can be located within a single building or in multiple buildings on a single lot
 - b) require council approval, subject to all requirements of subsection 2.9 Discretionary Use Evaluation Criteria.

- 2) Mixed use developments must comply with the following:
 - a) the minimum setback and lot requirements of the use with the greatest requirement.
 - b) the minimum separation distance of the use with the greatest separation requirements as per section 3.30 Separation Distances.
 - c) subsection 3.23 Off-Street Parking Regulations.
 - d) the *National Building Code of Canada 2015 with Saskatchewan Amendments*.

- 3) Each use in a mixed use development must:
 - a) not conflict with other uses on the lot or in the building.
 - b) be an allowed use in the zoning district.

- 4) Where mixed use developments contain dwellings:
 - a) commercial uses may not include service stations and gas bars, commercial parking lots, light industry and general industry.
 - b) where the gross floor area of the residential component of the development exceeds 50% of the total gross floor area of the development:
 - i. residential units may not be located on the ground floor or below grade.
 - ii. non-residential uses will comprise a minimum of 20% of the development's gross floor area, excluding parking lots.
 - iii. there shall be no commercial development above a residential unit.
 - c) where the gross floor area of the residential component comprises less than 50% of the total gross floor area of the development:
 - i. there shall be no commercial development above a residential unit.

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3.20 Mobile Home Court

1) Mobile Home courts require:

- a) a site plan showing the location of all lots and stands, the location of the required recreation area, and a drainage plan for the entire lot.
- b) all areas of the lot not used for a building, working, parking or loading are to be landscaped.
- c) existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development; where practical, vegetation will be relocated on-site.
- d) an area at least 1.5 m (5 ft) along arterial and collector streets is to be landscaped with trees, shrubs, or fencing, and grass or decorative ground cover.
- e) a landscaping plan is to be submitted along with the application for a Development Permit showing:
 - i. grading and levelling.
 - ii. location of existing and proposed vegetation, including any to be removed.
 - iii. location of proposed hard landscaping such as walls, walks, fences, and curbs.

2) Each mobile home space in a mobile home court shall:

- a) abut an internal road and have a driveway with a minimum width of 4.5 m (14.7 ft).
- b) be clearly defined on the ground by permanent markers and permanently addressed with a number.
- c) have a minimum area of 240 m² (2583 ft²) with a minimum mean width of 9 m (29.5 ft).
- d) be provided with a mobile home stand upon which a mobile home may be suitably installed, and each stand shall be located:
 - i. a minimum of 5 m (16.4 ft) from any adjacent mobile home stand.
 - ii. a minimum of 6 m (19.6 ft) from any court boundary.
 - iii. a minimum of 3 m (9.8 ft) from any internal road.
 - iv. a minimum of 15 m (49.2 ft) from any mobile home stand or permanent court structure located on the opposite side of a court street.

3) A minimum of 10 percent of the total area of a mobile home court shall be provided in a

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suitable location for the recreational use and the enjoyment of the court occupants.

- 4) A mobile home court shall be provided with adequate internal roadways, street lighting and other utility services to the satisfaction of the Development Officer.

3.21 Modular, Mobile, Ready to Move Homes

1) Modular Homes

- a) are permitted in any zoning district where a single detached dwelling is permitted.
- b) shall be attached to a permanent foundation.
- c) shall include engineered floor systems, 2" x 6" exterior walls, 8' ceilings and primed and painted drywall.
- d) shall ensure that basement wall or grade beam support shall be attached to the perimeter of the building.
- e) shall ensure that structural additions to a modular home shall have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home.
- f) must be certified by the manufacturer that it complies with the Canadian Standards Association CSA-A277.

2) Mobile Homes

- a) shall either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy.
- b) shall ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding shall be installed between the underside of the mobile home and the ground.
- c) must be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards.

3) Ready-to-Move Homes

- a) are permitted in any zoning district where a single detached dwelling is permitted.
- b) shall be attached to a permanent foundation or basement.

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3.22 Off-Street Loading

- 1) In the Light Industrial and Commercial Districts, where the use of a building or lot involves the receipt, distribution or dispatch of materials, goods or merchandise from vehicles, adequate space for such vehicles to stand during loading or unloading shall be provided on the lot in conformity with Table 1 – Off-Street Loading Space Schedule.

Table 1 – Off-Street Loading Space Schedule

Gross Floor Area	Minimum Loading Spaces Required
0 to 1000 m ² (10,764 ft ²)	0
1,001 m ² (10,774 ft ²) to 2,500 m ² (26,910 ft ²)	1
2,501 m ² (26,921 ft ²) to 4,000 m ² (43,056 ft ²)	2
4,001 m ² (43,066 ft ²) to 10,000 m ² (107,639 ft ²)*	3

*Note: for each additional 5,000 m² (53,820 ft²) over 10,000 (107,639 ft²) – 1 additional space

- a) All off-street loading spaces shall be located on the lot and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular traffic on a public roadway.
- b) Shall be screened to the satisfaction of council where deemed necessary.

3.23 Off-Street Parking Regulations

- 1) General Regulations:
 - a) when any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on-site or by an alternate arrangement with council.
 - b) no person within any zoning district shall erect, enlarge, substantially alter, or extend any building permitted under this bylaw, unless the required off-street parking and loading spaces are provided and maintained in connection with the development.
 - c) any conforming or legal non-conforming building or use which is in existence on the effective date of this bylaw, that is damaged to the extent of 75% or more of its value above the foundation to rebuild that is reconstructed, repaired or re-established, shall provide off-street parking and loading facilities in accordance with this bylaw.

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2) Off-Street Parking:

- a) off-street parking shall be provided in accordance with Table 2 – Parking Schedule and associated regulations. Except where specifically noted, all floor areas represent gross floor areas.
- b) required off-street parking spaces in any Commercial or Light Industrial District may be located on a separate lot that is within a convenient walking distance to a maximum of 150 m (492.1 ft) of the principal building or use, provided such are located within a Commercial or Light Industrial District.
- c) in Residential and Mobile Home Districts, off-street parking spaces shall be provided on the lot on which the principal use to which the parking pertains is located.
- d) where the side lot line of a property abuts a rear lot line, council may require as a condition of a development permit that a driveway not be constructed within the side yard setback area adjacent to a rear lot line, as shown in Figure 1: Side Lot Line Abutting a Rear Lot Line.
- e) notwithstanding subclauses f) and g); each parking space shall be a minimum of 2.5 m (8.2 ft) wide. Parallel parking spaces must be a minimum of 6.5 m (21.3 ft) long; all other parking spaces must be a minimum of 6 m (19.7 ft) long.
- f) each boat launch parking space shall be a minimum dimension of 3.0 m (9.8 ft) wide and 12 m (39.4 ft) long.
- g) each accessible parking space shall be a minimum dimension of 3.9 m (12.8 ft) wide by 6 m (19.7 ft) long.
- h) where a building or lot contains more than one use, the parking requirements shall be calculated separately for each use and added together to determine the total requirements for the lot.
- i) where the calculation of the number of spaces results in a fractional space, the total shall be rounded up to the next whole space.
- j) where the necessary off-street parking space is provided on a lot that is separate from the principal use, an agreement between the Town and the owner of the lot on which the parking is to be located shall be recorded in the Town office. The agreement shall bind the owner and his heirs and successors restricting the use of the

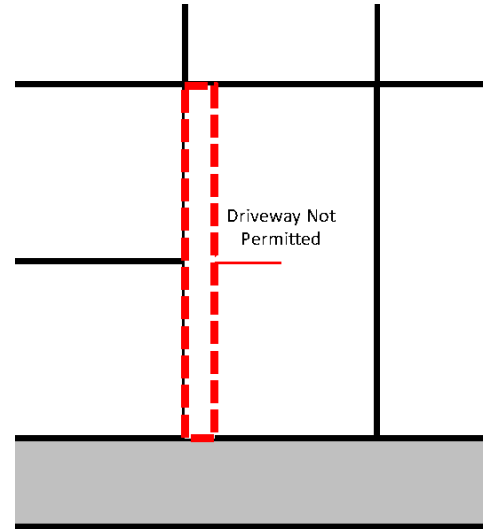


Figure 1: Side Lot Line Abutting a Rear Lot Line

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lot for the purpose of off-street parking so long as the main use or building for which the parking is provided exists.

3) Cash-in-Lieu of Off Street Parking Requirements

- a) pursuant to section 61 of the PDA, council may exempt a use from the requirement of providing parking facilities in the Main Street Commercial District and Highway Commercial District, where in lieu, the applicant pays to the municipality the sum of money calculated by multiplying the number of off-street parking spaces that would be required by \$1000.00.
- b) the municipality shall maintain a permanent record of all payments and shall hold all moneys received in a separate account that is required to be expended only for the acquisition, construction, operation or maintenance of parking facilities or the capital costs of a transit system.
- c) the payment of cash-in-lieu of providing off-street parking shall satisfy the off-street parking requirement for the existence of the building on the lot except where the intensity of the use is increased or where the use is changed requiring additional off-street parking.
- d) money paid as cash-in-lieu of off-street parking will not be refunded where the intensity is decreased or the use is changed requiring less off-street parking spaces or cash paid in lieu.
- e) all such sums of monies shall be paid to the Town prior to the issuance of a development and/or building permit.

Table 2 – Parking Schedule

Use	Minimum Number of Parking Spaces Required
Residential Use	1 per dwelling unit
Community Service Use	1 per 50 m ² (540 ft ²), with a minimum of 2
Commercial Use	1 per 40 m ² (430 ft ²)
Industrial Use	1 per 75 m ² (800 ft ²)
Agricultural Use	No minimum requirement
Public Works	No minimum requirement

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3.24 One Principal Building or Use Allowed on a Lot

- 1) Not more than one principal building shall be allowed on any one lot except for:
 - a) airport and aviation related uses
 - b) campground
 - c) cultural institution
 - d) dwelling group
 - e) education service
 - f) general industry
 - g) greenhouse operation, market garden and plant nursery
 - h) indoor recreation facility
 - i) mixed-use development
 - j) mobile home court
 - k) motel
 - l) municipal facility
 - m) natural resource exploration
 - n) natural resource extraction
 - o) outdoor recreation service
 - p) protective and emergency service
 - q) public park and green space
 - r) public utilities and public work
 - s) special care home
 - t) storage facility
 - u) tourist camp
 - v) warehouse

- 2) No more than one principal use is allowed on any one lot except:
 - a) apiary
 - b) boat dock
 - c) boat launch
 - d) columbarium, when located with an associated cemetery or cultural institution
 - e) communication tower
 - f) community garden and non-profit greenhouse
 - g) fitness trail

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- h) where a mixed use development has been approved, subject to subsection 3.19 Mixed Use Development
 - i) motorized vehicle trail
 - j) outdoor recreation service
 - k) public park and green space
 - l) a temporary use, subject to subsection 3.37 Temporary Uses.
- 3) In the case of bare land condominiums, “one lot” refers to a condominium unit, as approved per the *Condominium Property Act, 1993*.
- 4) All buildings must adhere to the setback requirements for the lot, as well as the required building separation as stipulated in the National Fire Code of Canada.

3.25 Permitted Setback Encroachments

- 1) Unless otherwise specified in this bylaw, the following projections in required setbacks shall be permitted:
 - a) in all setback areas:
 - i. bay windows, bow window, chimneys, gutters, eaves, window sills, canopies, fire escapes, and similar non–structural alterations may project a distance of 0.6 m (2 ft) from the building, but no closer than 0.5 m (1.6 ft) to the lot line.
 - ii. light fixtures and lamp posts.
 - iii. uncovered driveways, subject to subclause 3.23 2)d) and Figure 1: Side Lot Line Abutting a Rear Lot Line.
 - iv. trees, shrubs, trellises or flag poles, provided these fixtures do not extend into or over public land.
 - v. wheel chair ramps.
 - b) in rear yard setback areas:
 - i. unenclosed patios, decks, cantilevered balconies, porches and sidewalks not more than 0.4 m (1.3 ft) above grade level, as measured at the bottom outside edge of the structure.
 - ii. steps 1.6 m (5.2 ft) or less above grade level, as measured at the highest point of the steps, which are necessary for access to a permitted building or for access to a lot from the street or lane.
 - iii. accessory buildings, subject to all other requirements of this bylaw.

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- c) In side yard setback areas:
 - i. accessory buildings, subject to all other requirements of this bylaw
- 2) No projections shall be any closer than 0.15 m (0.5 ft) to any lot line.

3.26 Portable Garage and Shelter

- 1) All portable garages and shelters are subject to subsection 3.1 Accessory Uses and Buildings and shall conform to the following regulations:
 - a) the shape and size of the lot is adequate to accommodate the proposed portable garage and shelter.
 - b) the portable garage and shelter is not located in the front yard.
 - c) the approval of the proposal will not negatively impact surrounding uses.
 - d) portable garages and shelters are adequately anchored.
 - e) the portable garage and shelter is not to be electrically wired or heated.
- 2) Portable garages and shelters are prohibited in the Community Service, Recreation and Park, and the Main Street Commercial Districts. Table 3 applies to all other districts.

Table 3 – Portable Garage and Shelter Size

Districts	Maximum Overall Height	Maximum Size
Residential Districts Mobile Home District General Commercial District Highway Commercial District Future Development District	4.5 m (14.8 ft)	27 m ² (290.6 ft ²)
Light Industrial Districts	6.4 m (21 ft)	66.9 m ² (720.1 ft ²)
Heavy Industrial	–	–

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3.27 Public Utilities, Public Works and Facilities of the Municipality

- 1) Public works and municipal facilities, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum lot or setback requirements shall apply.
- 2) Municipal solid and liquid waste disposal sites are permitted in the Future Development and Industrial Districts, and are subject to the separation distances in subsection 3.30 Separation Distances.

3.28 Rooming and Boarding Houses

- 1) Operation of rooming and boarding houses shall be permitted only in single detached dwellings:
 - a) no sign advertising the existence of the house or the availability of a room shall be displayed.
 - b) no cooking equipment shall be used in a room that is used for sleeping accommodation.
 - c) toilet facilities and a common cooking area shall be provided and easily available to occupants of the house.
 - d) no more than 8 persons may occupy a rooming and boarding house at any time.

3.29 Secondary Suites

- 1) Secondary suites are accessory uses, and only allowed in single detached dwelling dwellings.
- 2) A maximum of one secondary suite, garage suite or garden suite per residential lot.
- 3) Secondary suites must have a separate entrance than the single detached dwelling, either directly outside, or from a common area with lockable doors to both the suite and the primary dwelling.
- 4) Secondary suites are not permitted within the 1:500 flood hazard area.

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- 5) Construction of a secondary suite must meet all requirements of the *National Building Code of Canada 2015 with Saskatchewan Amendments* including but not limited to those requirements for dwelling units below grade, ventilation, and points of ingress and egress.

3.30 Separation Distances

- 1) Proposed development within 90 m of a provincial highway: the developer is required to apply for a permit from the Ministry of Highways and Infrastructure (MHI).
- 2) Proposed development within 500 metres of a hazardous substance storage or waste dangerous goods facility: the Development Officer will refer the application must be referred to the Ministry of Environment.
- 3) Separation distances between proposed developments and existing uses are outlined in Table 4, 5 and 6:

Table 4 – Industrial Separation Distances

	Existing Uses			
	Water Course/Water Body	Residential	Commercial	Community Service
Proposed Development				
Non Hazardous Industrial	as determined by Ministry of Environment	10m	10m	no set back
Hazardous Substance and Waste Dangerous Good Collection or Storage Site	Prohibited in a flood plain; as determined by Ministry of Environment and approved by Council	As determined by Ministry of Environment and approved by Council.		

LEGEND

	Established by Council.
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General Regulations

Table 5 – Residential, Community Service and Commercial Separation Distances

Proposed Development	Existing Uses					
	Facultative Lagoon	Mechanical Treatment Facility	Landfill	Water Course/ Water Body	Private or Municipal Well	Public Highway
Residential area or dwelling unit (does not include caretaker's unit)	550 m *	550 m *	500 m **			
Anywhere food is prepared or consumed, or where people sleep (restaurant, canteen, cafeteria, motel, hotel, tourist camp, etc.)	300 m †	300 m †	500 m †			
Commercial Area	300 m †	300 m †	100 m			
Public Building (school, hospital, library, village office, community hall)	550 m †	300 m †	500m †			
Open space and recreation area	50 m from a structure, otherwise no separation distance					
Cemetery	100 m	50 m	500 m	100 m	100 m	55 m
LEGEND						
	Established by Council.					
	Provincially legislated separation distance, unless the provincial authority permit and Village council resolution state otherwise.					
	No separation distance.					
MEASUREMENTS						
Facultative Lagoon & Mechanical Treatment Facility: the physical distance between: (a) the outside edge of a liquid surface in a facultative lagoon or a mechanical treatment facility; and (b) the closest corner or side of the nearest single isolated residence, built-up residential area, institutional area or commercial area. (Table 1, s.10 The Waterworks and Sewage Works Regulations, 2015).						
Landfill: the physical distance from the landfill site boundary to the proposed development site, building, or area.						
Cemetery to Roadway: measured to the centreline or as determined by the Village.						

Notes to Table 5:

* If residential development falls between 457 m and 550 m, the Development Officer must consult with SaskWater to ensure there is no conflict with future lagoon expansion plans. If future expansion plans exist, the separation distance of 550m applies. If no future expansion plans, a separation distance of 457m applies.

** If residential development falls between 457 m and 500 m, the Development Officer must consult with the Ministry of Environment to ensure there is no conflict with future landfill expansion plans. If future expansion plans exist, the separation distance of 550m applies. If no future expansion plans, a separation distance of 457m applies.

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Table 6 – Lagoon and Landfill Separation Distances

	Existing Uses							
	Water Course, Water Body, Private or Municipal Well	Public Building (school, hospital, library, community hall)	Recreation Area	Cemetery	Residential area or dwelling unit	Restaurant, canteen, cafeteria, (or any place where food is served or prepared) or motel, hotel	Commercial Areas	Public Highway
Proposed Development								
Facultative Lagoon	As determined by Ministry of Environment	550 m	50 m to a structure	100 m	550 m	300 m	300 m	
Mechanical Treatment Facility		300 m		50 m	457 m	300 m	300 m	
Landfill		500 m		100 m	500 m	500 m	100 m	100 m
LEGEND								
	Established by Council.							
	Provincially legislated separation distance, unless the provincial authority permit and Village council resolution state otherwise.							
	No separation distance							
MEASUREMENTS								
<p>Facultative Lagoon & Mechanical Treatment Facility: the physical distance between: (a) the outside edge of a liquid surface in a facultative lagoon or a mechanical treatment facility; and (b) the closest corner or side of the nearest single isolated residence, built-up residential area, institutional area or commercial area.</p>								
<p>Landfill: the physical distance from the landfill site boundary to the proposed development site, building, or area.</p>								

General Regulations

3.31 Service Station and Gas Bars

- 1) Service stations and gas bars, where allowed in a specific zoning district, shall be subject to the following development standards:
 - a) fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 m (19.7 ft) from any street or other property boundary.
 - b) all automotive parts, dismantled vehicles and similar articles shall be stored within a building or be screened to the satisfaction of council.
 - c) all business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator.
 - d) the Development Officer may specify in the issuing of a Development Permit as a special condition of the Development Permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting street and lanes.
 - e) the arrangement of the proposed structure on the lot shall be designed to reduce conflict with adjoining uses.
 - f) where service stations occupy a corner lot, only one access point shall be located on the flanking street.
 - g) access to parking for fuel dispensing apparatus shall not obstruct access to the lot, or other required off-street parking spaces on the lot.
 - h) any specific development standards imposed related to landscaping, screening, open spaces, parking and standing areas for vehicles shall be designed to reduce conflict with adjoining land uses and to ensure adequate areas for vehicles on the property.
 - i) the storage of fuel shall meet all provincial regulations.
- 2) Council may require a performance bond from the applicant to ensure acceptable remediation of the lot. Performance bonds may be registered on title and run with the land.

3.32 Shipping Containers

- 1) With the exceptions of shipping containers in transit as per clause 2) and shipping containers used in storage facilities as per clause 3), all other shipping containers will be considered an Accessory Use for the purpose of this bylaw and require a Development Permit prior to construction or placement. Development Permits for shipping containers are obtained through the use of *Form A: Town of Creighton Development Permit Application*.
- 2) Shipping containers in transit:

General Regulations

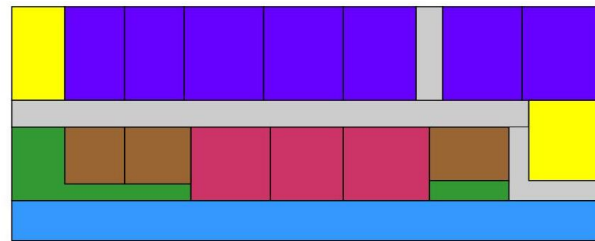
- a) are only allowed in the Industrial Districts or Future Development District.
 - b) do not require a building permit.
 - c) must not be on a lot for more than 30 days.
 - d) must not be used for storage.
- 3) Where storage facilities is a listed use in a zoning district, the principal buildings may be in the form of shipping containers. Where Storage Facilities contain shipping containers as the principal building, the following shall apply:
- a) no other use is permitted on that lot.
 - b) must have a peaked roof.
 - c) the sides must be of one uniform colour, either by paint or siding.
 - d) shipping containers shall be placed on a hard packed level surface and any bottom drainage holes shall be secured against the environment and rodents.
 - e) no shipping container will be used for the storage of garbage or other refuse.
 - f) no shipping container will be used for the storage of hazardous substances.
 - g) multiple shipping containers may be used on lot.
 - h) shipping containers must meet the requirements of the National Fire Code of Canada.
- 4) All shipping containers not included in clauses 2) and 3) are subject to subsection 3.1 Accessory Uses and Buildings and must conform to the following:
- a) are allowed in the rear yard of any Future Development, Industrial or Highway Commercial Districts.
 - b) are allowed in the side yard of any Future Development or Industrial Districts.
 - c) must have a peaked roof in the Highway Commercial District.
 - d) the sides must be of one uniform colour, either by paint or siding.
 - e) are allowed in the side yard in the Future Development and Industrial Districts, and may be allowed in the side yard in the Highway Commercial District at the discretion of council.
 - f) shall not be used as a dwelling.
 - g) shall not be used for the storage of garbage or other refuse.
 - h) are prohibited in the Recreation and Park, any Residential, General Commercial, Downtown Commercial, and the Community Service Districts.
 - i) shall not exceed a maximum floor area of 30 m² (323 ft²) and shall not exceed the floor area dimensions of 12 m x 2.44 m (40 ft x 8 ft).

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3.33 Shoreline Development

1) Council consideration of shoreline development (see Figure 2: Shoreline Development) proposals will include:

- a) known estimated peak water levels.
- b) identification of vulnerable areas.
- c) impact on aquatic life and habitat.
- d) impact on groundwater and surface drainage.
- e) plans for preservation and restoration of the natural shoreline.



- Upland — has another property between it and the lake.
- Lakeview — has municipally owned dedicated shoreline between it and the lake.
- Semi-Lakeview — has a road and/or dedicated shoreline between it and the lake.
- Lakefront — parcel boundary is in common with the lake.
- Recreation and Park — municipally owned shoreline which may be dedicated and subject to *The Planning and Development Act, 2007*.
- Water — the lake.

Figure 2: Shoreline Development

- 2) All applications shall include approvals, where applicable, from federal and provincial agencies charged with the protection and conservation of shorelines and water bodies.
- 3) Boathouses are prohibited in every district.
- 4) In any district where a boat dock is permitted, a boat lift shall also be permitted.
- 5) Docks shall not have a roof or covered structure.
- 6) All requirements of the PDA and Dedicated Lands Regulations shall apply on dedicated shoreline parcels.
- 7) In any Residential District, one floating dock is permitted per lakefront property.
- 8) In the RP – Recreation and Park District:
 - a) one floating dock is permitted per adjacent lakeview lot (see Figure 2: Shoreline Development), located a distance of less than 50 m (164 ft) from the rear lot line to the bank of the lake.
 - b) all shoreline developments shall be temporary.
 - c) community stairs or walkways to provide public access to a waterway are permitted.

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- d) developments on dedicated lands, pursuant to the PDA, will remain accessible to the general public.
- 9) In any Commercial District:
- a) storage of hazardous or explosive substances will comply with all applicable legislation.
 - b) marina construction and maintenance will comply with all applicable legislation and all requirements of this bylaw.
 - c) no hard landscaping or gravel is allowed within 3 m (10 ft) of the bank of the lake unless berms or ground cover are put in place to prevent erosion or runoff into the lake.
 - d) no fill is to be placed in the lake. Where fill or grading takes place on the bank sloping to the lake, berms or ground cover are required to be put in place to prevent erosion or runoff into the lake.
- 10) Private docks are prohibited in the FD – Future Development District.

3.34 Sight Triangles

- 1) Sight Triangles will apply in all zoning districts except the Main Street Commercial District.
- 2) Subject to clause 3.33(3), the following uses are prohibited in a sight triangle:
 - a) a building, structure or use which would obstruct the vision of drivers of motor vehicles.
 - b) a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m (3.3 ft) in height above the elevation of the centre lines of abutting streets.
 - c) parking areas.
- 3) The following are allowed in any sight triangle:
 - a) government signage and government sign posts.
 - b) fire hydrants, benches and traffic control devices.
 - c) utility poles and one utility transmission or control device.

General Regulations

3.35 Signs

1) General Purpose Sign Regulations:

a) location:

- a. signs must be located on the same lot of the business being advertised, except signs in the Town Sign Corridor and signs located on Town owned land with a lease agreement from the Town.
- b. signs must be located within the limits of the lot on which they are located and shall not project over the lot lines.
- c. signs must be located a minimum distance of 1 m (3.3 ft) from any lot line, or greater if the Town determines the sign would pose a risk to public safety.
- d. signs must not be located in sight triangles in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety.
- e. signs must not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features.

b) safety:

- a. flashing signs are prohibited in all zoning districts.
- b. all signs shall be kept in a safe, tidy and legible condition.
- c. prior to issuing a permit for a free standing, projecting or roof sign, the Development Officer may require a professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and bylaws.
- d. council may direct and order the removal of a sign, which contravenes this bylaw, or is in an unsafe or dilapidated condition.

c) tenure:

- a. signs advertising businesses no longer in operation shall be removed.
- b. real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant.

d) converted vehicle and trailer signs are prohibited.

2) Signs not Requiring a Sign Permit:

a) the following signs are subject to clause 3.35 (1) and do not need a sign permit:

- i. government signs.
- ii. memorial signs having less than 1.5 m² (16.2 ft²) of surface area.

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- iii. no trespassing, hunting restriction, and similar signs having less than 1 m² (10.8 ft²) of surface area.
- iv. real estate signs advertising the sale, lease, or rental of the property on which it is located and related information with a maximum sign facial area of 1.5 m² (16.2 ft²).
- v. safety signs bearing no advertising information having less than 1.5 m² (16.2 ft²) of surface area.
- vi. identification signs containing no advertising information having less than 1.5 m² (16.2 ft²) of surface area.
- vii. election signs during the period of an election campaign, subject to municipal regulations and having less than 1.5 m² (16.2 ft²) of surface area.
- viii. signs located inside a building window, less than 0.5 m² (5.4 ft²) in area.
- ix. signs visible only from the interior of a building.
- x. construction signs, located on the site of the construction to which they refer having less than 1.5 m² (16.2 ft²) of surface area.
- xi. signs required to be posted and maintained by any municipal bylaw or federal or provincial statute or regulations.
- xii. directional signs having a maximum sign facial area of 1 m² (10.8 ft²).
- xiii. banner, murals or works of art which contain no advertising and are temporarily erected.

3) Temporary Signs:

- a) temporary signs have a maximum duration of 30 days on the site in which they are located.
- b) with the exception of signs in the Town Sign Corridor or signs located on Town owned property with a lease agreement from the Town, signs advertising a business must be located on the same lot as the business being advertised.
- c) with the exception of the signs listed in clause 3.35 2), all temporary signs require a permit prior to being placed on lot.

4) Portable Signs:

- a) development permits for portable signs are valid for one year, and must be removed from the site at the expiration of the permit.
- b) portable sign regulations for the General Commercial, Highway Commercial, Light Industrial, Heavy Industrial and Future Land Use Districts:

General Regulations

- i. a portable sign must not be located or encroach onto a public roadway, lane, or sidewalk.
 - ii. only one sign is permitted per frontage.
 - iii. with the exception of signs in the Town Sign Corridor or signs located on Town owned property with a lease agreement from the Town, a sign advertising a business must be located on the same lot as the business being advertised.
 - iv. maximum height is 2 m (6.6 ft).
 - v. maximum sign facial area:
 - a. 1.2 m² (12.9 ft²) for A–Board signs.
 - b. 4.5 m² (48.4 ft²) for all other portable signs.
- c) portable sign regulations for the Main Street Commercial District:
- i. only one sign is permitted per frontage.
 - ii. maximum height is 1 m (3.3 ft).
 - iii. maximum sign facial area:
 - a. 1.2 m² (12.9 ft²) for A–Board signs.
 - b. 4.5 m² (48.4 ft²) for all other portable signs.
- 5) Signs in Residential and Mobile Home Districts:
- a) one wall sign is permitted for a dwelling, including a home based business, having a maximum sign facial area as follows:
 - i. townhouse dwellings – 1 m² (10.8 ft²)
 - ii. all other dwellings – 0.5 m² (5.4 ft²)
 - b) one additional sign for townhouse dwellings may be erected as follows:
 - i. a free–standing sign having a maximum sign facial area of 2.5 m² (26.9 ft²) in area
 - ii. an awning sign providing a minimum clearance of 2.5 m (8.2 ft) between the bottom of the canopy and sidewalk or ground.
 - c) non–residential uses in a Residential District shall be subject to sign regulations for townhouses dwellings.
- 6) Signs for any Commercial District, Light Industrial District, Community Service District and Future Development District:

General Regulations

- a) advertising signs in Commercial and Light Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent.
 - a. illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
 - b. illuminated signs shall not emit flashing lights.
 - b) all signs shall provide a minimum clearance of 2.5 m (8.2 ft) between the bottom of the sign and the street or sidewalk.
 - c) free-standing signs:
 - i. one free-standing sign may be permitted per lot
 - a. a second free-standing sign may be permitted at the council's discretion on commercial properties if a minimum 30 m (98.4 ft) separation from any other freestanding sign on the same lot is provided.
 - ii. the maximum height shall not exceed 9.15 m (30 ft).
 - iii. the maximum sign facial area shall not exceed 14 m² (150.7 ft²).
 - iv. a minimum of 30 m (98.4 ft) separation from any other sign along the same street unless otherwise approved by council.
 - d) wall signs:
 - i. the sign may not exceed 20% of the area of the face of the building to which the sign is attached or 14 m² (150.7 ft²) whichever is less, unless otherwise approved by council.
 - ii. the sign does not project more than 1 m (3.3 ft) above the roof or marquee.
- 7) Billboard Signs:
- a) billboard signs are prohibited in the Community Service District, Residential Districts, Mobile Home District, Main Street Commercial District, and the Recreation and Park District.
 - b) the billboard sign facial area and height regulations shall be as follows:

General Regulations

- i. maximum single sign facial area – 20 m² (215.3 ft²).
 - ii. maximum total sign facial area – 40 m² (430.6 ft²).
 - iii. maximum number of faces – 2.
 - iv. double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction.
 - v. maximum height above grade – 6 m (19.7 ft).
- c) shall not have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or lot boundary.
 - d) shall not obscure local business signs.
 - e) shall not seriously detract from the appearance of an entry or key corridors to and through the Town.
 - f) council may place special conditions on the location of the billboard on a lot to protect the clear view of an intersection or a highway approach, or other directional and informational signs.
 - g) council may limit the validity of the approval to a maximum of five years.

8) Town Sign Corridor

- a) the town sign corridor is located adjacent to Highway 106 and Highway 167 within the municipal boundary.
- b) unless otherwise stated, signs in the town sign corridor are also subject to clause 3.35 7) Billboard Signs.
- c) maximum sign facial area per side is 2.5 m (8.2 ft) tall and 3.7 m (12.1 ft) wide.
- d) maximum height above grade is 3.7 m (12.1 ft).
- e) signs shall not be within the highway right-of-way.
- f) signs must be spaced at minimum 15 m (49.2 ft) apart, and erected in a straight line parallel with Highway 106.
- g) sign spots are awarded subject to availability on a first come first serve basis.
- h) signs must be metal or backed with a minimum of 3/8" plywood.
- i) if only one face of the sign is to contain advertising, the other side of the sign must be finished with sheeting or paint.
- j) each business is only permitted one sign.
- k) sign permits are non-transferrable.
- l) the Town reserves the right of refusal as to what businesses are allowed to have signs in the Town Sign Corridor. Political, religious or offensive content will not be permitted.

General Regulations

- m) upon approval of any sign, it will be the responsibility of the applicant to produce their own sign.
- n) finished signs must be ready for installation, and the Town contacted regarding installation, within two months of the date of the approval of the application. Failure to do so will result in a forfeiture of the sign spot.
- o) the Town reserves the right to direct that damaged and/or weathered signs be repaired or replaced at the sign owner's expense. Failure to repair / replace damaged or weathered signs within the specified timeframe will result in a forfeiture of the sign spot.

3.36 Temporary Shelter Services

- 1) Temporary Shelter Service buildings must be inspected and approved by a Fire or Building Inspector to ensure compliance with the *National Building Code of Canada 2015 with Saskatchewan Amendments*, or equivalencies, and are subject to re-inspection at any reasonable time thereafter.
- 2) Council may specify the maximum number of clients that may be cared for at a Temporary Shelter Service but in no case shall the number exceed 15 persons.
- 3) Temporary Shelter Services may operate between October 1 and May 31 in any year.
- 4) Temporary Shelter Services must not be located within 75m of a Residential District.

3.37 Temporary Uses

- 1) The application for a temporary use shall include the following:
 - a) the date the use will start.
 - b) the date by which all aspects of the use will be removed.
 - c) the condition that the lot will be restored to.
 - d) the process of removal and restoration of the lot.
- 2) Temporary uses will be permitted where appropriate in prescribed zoning districts, at the discretion of council.
- 3) Classification and maximum time limits are as follows:

General Regulations

Temporary Use	Maximum Time Limit	Permitted District
Carnival, Fair, Festival or Exhibition	2 weeks	RP – Recreation and Park CS – Community Service FD – Future Development
Work Camps	6 months	M1 – Light Industrial M2 – General Industrial
Emergency Facility for Disaster Relief	Council Discretion	All Districts
Fundraiser Car Wash	1 day	CS – Community Service C1 – General Commercial C2 – Highway Commercial
Food Vendor	4 months	RP – Recreation and Park CS – Community Service All Commercial Districts
Ice Cream Vendor	4 months	RP – Recreation and Park CS – Community Service All Residential Districts* All Commercial Districts
Tent / Truck Sale of Goods	6 months	All Commercial Districts
Farmer’s Markets	6 months	RP – Recreation and Park FD – Future Development All Commercial Districts
Music Concert	3 days	RP – Recreation and Park CS – Community Service FD – Future Development
Christmas Tree Sales	1 month	C1 – General Commercial C2 – Highway Commercial

*Only when mobile

- 4) All temporary uses must be located on an existing lot; no subdivision will be permitted for temporary uses.
- 5) Temporary uses are allowed on lots with existing uses, provided the uses do not conflict.
- 6) Once a temporary use permit has expired, 7 days must lapse before a new application for a permit can be issued for the same use on the same lot.

General Regulations

- 7) As a condition of the temporary use, council may regulate the frequency and days of the week of a temporary use.
- 8) Any buildings, placed on lots where a temporary use is allowed, must be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically permitted by council.
- 9) The lot must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
- 10) Council may require a performance bond from the applicant to ensure acceptable remediation of the lot.
- 11) The decision for a Temporary Use Permit shall be issued in writing, with all provisions, through the use of *Form C: Town of Creighton Development Permit Notice of Decision*.

3.38 Tourist Camp

- 1) The applicant for a Development Permit for a tourist camp shall provide the Development Officer with a site plan, identifying any buildings, uses of land and the location of all roadways and developments with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or cleaning of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.
- 2) Where a principal building is proposed on a lot to be used for rental cabins, the subsequent rental buildings shall be subordinate to, and located on the same lot as the principal building or use; all buildings must conform to the regulations of the zoning district.
- 3) A tourist camp must provide a minimum lot area of 150 m² (1614.6 ft²) per rental cabin.
- 4) The space provided for roadways within a tourist camp shall be at least 7.5 m (24.6 ft) in width. No portion of any lot, other use or structure shall be located in any roadway.
- 5) Each rental cabin shall have direct vehicular access to an internal roadway.
- 6) A tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings or parking.

General Regulations

- 7) Rental cabins shall be for the commercial purposes of temporary accommodation and be licensed under provincial regulation.
- 8) Gross floor area of rental cabins shall not be less than 35 m² (376.7 ft²), and not be more than 60 m² (645.84 ft²) excepting any proposed or existing principal building.
- 9) All rental cabins must meet the requirements of the National Fire Code and the *National Building Code of Canada 2015 with Saskatchewan Amendments*.
- 10) Rental cabins shall not exceed the height limits provided for principal buildings in the zoning district in which it is located.

3.39 Vehicle Storage

- 1) In any Residential District and Mobile Home District:
 - a) outdoor storage of partially dismantled or inoperative motor vehicles is prohibited.
 - b) no septic haul trucks shall be parked or stored on a lot.
 - c) only 1 unlicensed motor vehicle may be stored on a lot.
 - d) no commercial vehicle shall be parked or stored on a lot other than the following:
 - i. a maximum of one commercial vehicle (not including septic haul trucks), not exceeding 4.4 tonne gross vehicle weight; and
 - ii. commercial vehicles required for construction, repair, servicing or maintenance on the lot.
 - e) a maximum of one recreation vehicle may be stored on a lot with an existing, permanent dwelling. The recreation vehicle may be occupied subject to:
 - i. it being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same lot.
 - ii. it only being occupied when the principal dwelling is occupied.
 - iii. the period of occupation not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the lot for a period of 7 days.
 - iv. if the recreation vehicle has a sink, shower, or water closet, it must have a self-contained septic holding tank or be connected to the septic system on the residential lot.

General Regulations

- 2) Overnight parking of vehicles that transport hazardous substances are only permitted on sites that are permitted to store hazardous substances and are on the Village’s Hazardous Site list.

3.40 Water Supply and Waste Disposal

- 1) Every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system, where available, at the owner’s expense.
- 2) Where municipal sewer and water supply systems are not available, the owner shall be required to provide self-contained, on-site water and sanitary systems, approved by the Public Health Inspector. Onsite lagoon-type private sewage works are permitted on parcels that are at least 4 hectares (10 acres), and must meet the following buffer requirements:
 - a) the development of lagoon-type private sewage works with a discharge of less than 18 cubic metres per second over a 24-hour period must meet the following buffer requirements:

PROPOSED DEVELOPMENT	BUFFER FROM EXISTING									
	Water					Other				
	Water Course/Water Body	Cut or Embankment	Ground Water Table	Private Well	Municipal Well		Building	Recreation Area	Property Boundary	Roadway
< 1000 pop ⁿ					> 1000 pop ⁿ					
Lagoon-type Private Sewage Works (<18 cubic metre/second discharge/24hrs) *	90 m	30 m	1.5 m	90 m	75 m	225 m	60 m	60 m	30 m	90 m

* Buffer is measured from the outside edge of the berm edge to the outside edge of the features above.

- b) The development of lagoon-type private sewage works with a discharge of more than 18 cubic metres per second over a 24-hour period must follow the same buffer requirements as a municipal lagoon.

4 ZONING DISTRICTS AND ZONING MAP

4.1 Classification of Zoning Districts

- 1) For the purpose of this bylaw, the Town of Creighton is divided into the following Zoning Districts, the boundaries of which are shown on “Map 1: Town of Creighton – Zoning Districts Key,” “Map 1A: Zoning Districts,” “Map 1B: Zoning Districts,” and “Map 1C: Zoning Districts.” Such Districts may be referred to by the appropriate symbol, as shown in Table 7.

Table 7 – Zoning Districts

District	Symbol
Recreation and Park	RP
Low Density Residential	R1
Medium Density Residential	R2
Mobile Home Residential	R3
Community Service	CS
General Commercial	C1
Highway Commercial	C2
Main Street Commercial	C3
Light Industrial	M1
Heavy Industrial	M2
Future Development	FD

4.2 The Zoning District Map

- 1) The Zoning Map Series, bearing the title “Town of Creighton Zoning District Map 1,” “Town of Creighton Zoning District Map 1A,” “Town of Creighton Zoning District Map 1B” and “Town of Creighton Zoning District Map 1C” adopted by the council and signed by the Mayor and Administrator under the seal of the Town of Creighton, shall be declared to be an integral part of this bylaw as if embodied therein.

4.3 Boundaries of Zoning Districts

- 1) The boundaries of the Districts referred to in this bylaw, together with an explanatory legend, notations and reference to this bylaw, are shown on the maps entitled, "Map 1: Town of Creighton – Zoning Districts Key," "Map 1A: Zoning Districts," "Map 1B: Zoning Districts," and "Map 1C: Zoning Districts."
- 2) Unless otherwise shown, the boundaries of the zoning districts are lot lines, centre lines of streets, lanes, road allowances, or such line extended and the boundaries of the municipality.
- 3) Where a boundary of a zoning district crosses a parcel, the boundaries of the zoning districts shall be determined by the use of the scale shown on the map.
- 4) Where the boundary of a zoning district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the zoning district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to this bylaw.

4.4 Zoning District Schedules

- 1) The uses or forms of development allowed within a zoning district, along with regulations or standards which apply are contained in the Zoning District Schedules in section 5.

5 ZONING DISTRICT SCHEDULES

5.1 RP – Recreation and Park District

1) Purpose

The purpose of this zoning district is to preserve and protect natural areas and open space for recreational use.

2) Permitted Uses

- a. boat dock
- b. boat launch
- c. campground
- d. community facility
- e. community garden and non-profit greenhouse
- f. cultural institution
- g. education service
- h. fitness trail
- i. float plane dock
- j. greenhouse operation, market garden, plant nursery
- k. indoor recreation facility
- l. marina
- m. motorized vehicle trail
- n. neighbourhood recreation service
- o. outdoor recreation service
- p. public park and green space
- q. radio, television and communication facility

3) Prohibited Uses

- a. community residential home

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Council shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage.

RP – Recreation and Park

5) Accessory Buildings and Uses

- a) Accessory buildings and uses, that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district. They shall not be located on hazardous lands.

6) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) With the exception of municipally owned facilities, permanent foundations are prohibited.
- d) Motorized vehicle trails must not create conflict with any authorized trapping activity.
- e) Radio, television and communication facilities are subject to the following:
 - i. must follow Industry Canada’s regulations for telecommunication towers.
 - ii. must follow federal requirements for aircraft flight path.
 - iii. must follow all applicable provincial regulations
- f) Lot requirements:

Table 8 – Recreation and Park Minimum Lot Requirements

Parcel	Frontage	Depth	Maximum Building Height
All Uses	—	—	Determined by Demonstrated Space Requirements

RP – Recreation and Park

g) Setback requirements:

Table 9 – Recreation and Park Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
campgrounds community facility cultural institution education service greenhouse operation, market garden, plant nursery indoor recreation facility neighbourhood recreation service outdoor recreation services radio, television and communication facility	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
all other uses	–	–	–
accessory buildings			
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.2 m (4 ft)	1.2 m (4 ft)

R1 – Low Density Residential

5.2 R1 – Low Density Residential District

1) Purpose

The purpose of this zoning district is to encourage low density housing, establish and maintain safe, quiet residential neighbourhoods and keep them free from incompatible land uses.

2) Permitted Uses

- b. child care centre
- a. columbarium
- b. dwelling, semi-detached
- c. dwelling, single detached
- d. home, personal care
- e. home, special-care
- f. neighbourhood recreation service
- g. public park and green space

3) Discretionary Uses

- a. bed and breakfast
- b. home based business
- c. neighbourhood retail store
- d. religious assembly

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Bed and breakfast operations are subject to subsection 3.2 Bed and Breakfast.
- c) Home based businesses are subject to subsection 3.15 Home Based Business.
- d) Neighbourhood retail stores are only to be located on corner lots.

6) Accessory Buildings and Uses

R1 – Low Density Residential

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.
- b) One floating dock is permitted per lakefront lot.
- c) Garage Suite, subject to subsection 3.11 Garage Suites.
- d) Garden Suite, subject to subsection 3.12 Garden Suites.
- e) Secondary Suite, subject to subsection 3.29 Secondary Suites.

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) All dwellings shall have a minimum floor space of 92.9 m² (1000 ft²).
- d) Places of worship, religious institutions and child care centres:
 - i. shall be located on a corner lot to facilitate access.
- e) Single detached dwellings on Blocks 34, 35 and 36 must have a minimum width of 7.5 m (24.6 ft), and the narrow side must be frontage.
- f) Lot requirements:

Table 10 – Low Density Residential Minimum Lot Requirements

Use	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
neighbourhood recreation services public park and green space	–	–	–	10 m (32.8 ft)
All other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	10 m (32.8 ft)
accessory buildings	–	–	–	10 m (32.8 ft)

R1 – Low Density Residential

g) Setback requirements:

Table 11 – Low Density Residential Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
neighbourhood recreation services public park and green space	–	–	–	–
dwelling, duplex home, personal care home, special-care neighbourhood retail store religious assembly	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
all other uses	6 m (19.7 ft)	1.5 m (4.9 ft)+	3 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Buildings				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.2 m (4 ft)	3 m (9.8 ft)	1.2 m (4 ft)

* Side yard where abutting a street.

+ Except for semi-detached dwellings where each semi-detached unit is located on a separate lot, there is no side yard setback requirement along the common wall.

5.3 R2 – Medium Density Residential District

1) Purpose

The purpose of this zoning district is to encourage medium density housing while establishing and maintaining safe, quiet residential neighbourhoods and keep them free from incompatible land uses.

2) Permitted Uses

- b. child care centre
- a. columbarium
- b. dwelling, duplex
- c. dwelling, multiple unit
- d. dwelling, semi-detached
- e. dwelling, single detached
- f. dwelling, townhouse
- g. education service
- h. home, personal care
- i. home, special-care
- j. public park and green space

3) Discretionary Uses

- a. bed and breakfast
- b. community facility
- c. dwelling group
- d. home based business
- e. home, residential service
- f. neighbourhood retail store
- g. religious assembly
- h. rooming and boarding house

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.

R2 –Medium Density Residential

- b) Bed and breakfast operations are subject to subsection 3.2 Bed and Breakfast.
 - c) Community Facilities, neighbourhood retail stores and religious assemblies must be located on corner lots to facilitate access, and must be located near a collector or arterial roadway.
 - d) Council will apply the following criteria in considering dwelling groups:
 - i. the size and location of the development will be consistent with the capacity of the street system to handle the added development.
 - ii. the density of a dwelling group will not be significantly different from development with single principal buildings on subdivided lots.
 - iii. building separations shall meet the standards for similar residential structures on separate parcels.
 - iv. bareland condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property on the parcel.
- 7) Home based businesses are subject to subsection 3.15
- e) Home Based Business.
 - f) Rooming and boarding houses are subject to subsection 3.28 Rooming and Boarding Houses.
- 6) Accessory Buildings and Uses
- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.
 - b) One floating dock is permitted per lakefront lot.
 - c) Garage Suite, subject to subsection 3.11 Garage Suites.
 - d) Garden Suite, subject to subsection 3.12 Garden Suites.
 - e) Secondary Suite, subject to subsection 3.29 Secondary Suites.
- 7) Regulations
- a) All Development is subject to section 3 GENERAL REGULATIONS.
 - b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
 - c) All dwellings shall have a minimum floor space of 92.9 m² (1000 ft²).
 - d) Places of worship, child care centres, education services and religious institutions:

R2 –Medium Density Residential

i. shall be located on a corner lot to facilitate access.

e) Lot requirements:

Table 12 – Medium Density Residential Minimum Lot Requirements

Use	Minimum Frontage		Minimum Depth	Maximum Building Height
	Rectangular	Non-rectangular		
dwelling, townhouse	27 m (88.6 ft) ¹	24 m (78.7 ft) ¹ *mean width minimum: 27 m	30 m (98.4 ft)	10 m (32.8 ft)
dwelling, multiple unit	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18.3 m	30 m (98.4 ft)	13 m (42.6 ft)
education service	30 m (98.4 ft)	24 m (78.7 ft) *mean width minimum: 30 m	30 m (98.4 ft)	13 m (42.6 ft)
protective and emergency services public park and green space	–	–	–	10 m (32.8 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	10 m (32.8 ft)
accessory buildings	–	–	–	10 m (32.8 ft)

¹For each additional unit greater than three units, 9 metres shall be added to the frontage for rectangular lots and 7 metres for non-rectangular lots.

R2 –Medium Density Residential

f) Setback requirements:

Table 13 – Medium Density Residential Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
dwelling, duplex home, personal care home, special-care rooming and boarding house	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
dwelling, multiple unit dwelling, townhouse neighbourhood retail store	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
all other uses	6 m (19.7 ft)	1.5 m (4.9 ft)+	3 m (9.8 ft)	4.5 m (14.8 ft)
accessory buildings				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.2 m (4 ft)	3 m (9.8 ft)	1.2 m (4 ft)

* Side yard where abutting a street.

+ Except for semi-detached dwellings where each semi-detached unit is located on a separate lot, there is no side yard setback requirement along the common wall.

R3 –Mobile Home Residential

5.4 R3 – Mobile Home District

1) Purpose

The purpose of this zoning district is to provide areas of higher density development for mobile home use while maintaining safe, quiet residential neighbourhoods that are free from incompatible land uses.

2) Permitted Uses

- a. mobile home
- b. mobile home court
- c. personal service shop
- d. public park and green space

3) Discretionary Uses

- a. home based business
- b. neighbourhood retail store

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Home based businesses are subject to subsection 6)
- c) Home Based Business.
- d) Neighbourhood retail stores must be located on a corner lot to facilitate access, and should be located in an accessible area.

6) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.

R3 –Mobile Home Residential

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) Lot requirements:

Table 14 – Residential Mobile Home Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	Rectangular	Non-rectangular		
public park and green space	–	–	–	5 m (16.4 ft)
mobile home court	20 m (65.6 ft)	–	30 m (98.4 ft)	5 m (16.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	5 m (16.4 ft)
accessory buildings	–	–	–	5 m (16.4 ft)

R3 –Mobile Home Residential

d) Setback requirements:

Table 15 – Residential Mobile Home Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior lot	corner lot*	
neighbourhood retail service	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
mobile home court	7.5 m (24.6 ft)	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
accessory uses				
less than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	0.6 m (2 ft)	3 m (9.8 ft)	0.6 m (2 ft)
greater than 34.8 m ² (375 ft ²)	6 m (19.7 ft)	1.2 m (4 ft)	3 m (9.8 ft)	1.2 m (4 ft)

* Side yard where abutting a street.

5.5 CS – Community Service District

1) Purpose

The purpose of this zoning district is to provide for community service uses serving the general public.

2) Permitted Uses

- a. cemetery
- b. child care centre
- c. club
- d. columbarium
- e. community facility
- f. community garden and non-profit greenhouse
- g. cultural institution
- h. education service
- i. fitness trail
- j. government service
- k. health service
- l. indoor recreation facility
- m. medical laboratory
- n. medical treatment facility
- o. outdoor recreation service
- p. protective and emergency service
- q. public park and green space
- r. radio, television and communication facility
- s. religious assembly

3) Discretionary Uses

- a. greenhouse operations, market garden, plant nursery
- b. home, residential service
- c. temporary shelter service

4) Prohibited Uses

- a. community residential home

CS –Community Service

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Residential service homes are subject to subsection 3.16 Homes.
- c) Temporary Shelter Services are subject to subsection 3.36 Temporary Shelter Services.

6) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) Lot requirements:

Table 16 – Community Service Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	rectangular	non-rectangular		
cemetery fitness trail neighbourhood recreation services outdoor recreation service parking lot public park and green space	–	–	–	7.5 m (24.6 ft)
education services indoor recreation services medical treatment facility	30 m (98.4 ft)	24 m (78.7 ft) *mean width minimum: 30 m	30 m (98.4 ft)	13 m (42.6 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
accessory buildings	–	–	–	7.5 m (24.6 ft)

CS –Community Service

d) Setback requirements:

Table 17 – Community Service Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
cemetery fitness trail neighbourhood recreation services outdoor recreation service parking lot public park and green space	–	–	–
all other uses	6 m (19.7 ft)	1.5 m (4.9 ft)*	4.5 m (14.8 ft)**
accessory uses	6 m (19.7 ft)	1.2 m (4 ft)	1.2 m (4 ft)

** except 3 m (9.8 ft) where abutting any Residential District*

*** except 6 m (19.7 ft) where abutting any Residential District*

5.6 C1 – General Commercial District

1) Purpose

The purpose of this zoning district is to regulate and encourage commercial and business enterprises in concentrated areas that are easily accessible.

2) Permitted Uses

- a. artisan shop
- b. automotive and equipment repair shop
- c. automotive and recreation vehicle sale and rental
- d. automotive supply shop
- e. child care centre
- f. club
- g. commercial entertainment establishment
- h. commercial service
- i. community facility
- j. contractor service
- k. cultural institution
- l. dwellings at or above grade
- m. education service
- n. equipment rental
- o. fleet service, general
- p. fleet service, light
- q. government service
- r. greenhouse operations, market garden, plant nursery
- s. health service
- t. hotel
- u. indoor recreation facility
- v. liquor retail store
- w. lounge
- x. medical laboratory
- y. medical treatment facility
- z. motel
- aa. neighbourhood retail store
- bb. newspaper office or publishing operation
- cc. office
- dd. parking lot
- ee. personal service shop
- ff. protective and emergency service
- gg. public park and green space
- hh. radio, television and communication facility
- ii. religious assembly
- jj. restaurant
- kk. retail store
- ll. tavern
- mm. training facility
- nn. service or repair shop
- oo. service station and gas bar
- pp. specialty food service
- qq. undertaking establishment
- rr. veterinary service
- ss. warehouse sale

3) Discretionary Uses

- a. car wash
- b. mixed use development

C1–General Commercial

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Car washes must be located on an arterial or collector road.
- c) Mixed Use Development is subject to subsection 3.19 Mixed Use Development.

6) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) Dwellings at or above grade shall have an entrance separate from that of the store or commercial business.
- d) All outside storage shall be fenced, and where the area abuts any Residential District without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.83 m (6 ft) in height.
- e) All uses that involve the handling, storage or transshipping of hazardous or dangerous substances shall adhere to all federal, provincial and municipal regulations and may be subject to clause 2.1 – 6).
- f) Training facilities must not include any outdoor activities.

C1–General Commercial

g) Lot requirements:

Table 18– General Commercial Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	rectangular	non–rectangular		
commercial entertainment establishment hotel motel undertaking establishment service station and gas bar	30 m (98.4 ft)	21 m (68.9 ft) *mean width minimum: 30 m	30 m (98.4 ft)	18.3 m (60 ft)
parking lot public park and green space	–	–	–	12 m (39.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	18.3 m (60 ft)
accessory buildings	–	–	–	12 m (39.4 ft)

C1–General Commercial

h) Setback requirements:

Table 19 – General Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
commercial entertainment establishment hotel motel undertaking establishment service station and gas bar	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	6 m (19.7 ft)
parking lot public park and green space	–	–	–	–
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	3 m (9.8 ft)
accessory buildings	6 m (19.7 ft)	1.2 m (4 ft)	1.5 m (4.9 ft)	1.2 m (4 ft)

* side yard where abutting a street

C2 – Highway Commercial

5.7 C2 – Highway Commercial District

1) Purpose

The purpose of this zoning district is to promote and regulate the development of auto oriented commercial and business enterprises that require more space and road access.

2) Permitted Uses

- a. animal hospital or shelter
- b. artisan shop
- c. auction market
- d. automotive and recreation
vehicle sale and rental
- e. automotive supply shop
- f. automotive and equipment
repair shop
- g. club
- h. commercial entertainment
establishment
- i. community facility
- j. commercial service
- k. contractor service
- l. cultural institution
- m. dwellings at or above grade
- n. education service
- o. equipment rental
- p. fleet service, general
- q. fleet service, light
- r. government service
- s. greenhouse operation, market
garden, plant nursery
- t. health service
- u. hotel
- v. indoor recreation facility
- w. industry, light
- x. liquor retail store
- y. lounge
- z. medical laboratory
- aa. medical treatment facility
- bb. motel
- cc. neighbourhood retail store
- dd. newspaper office or publishing
operation
- ee. office
- ff. parking lot
- gg. personal service shop
- hh. protective and emergency
service
- ii. public park and green space
- jj. radio, television and
communication facility
- kk. religious assembly
- ll. restaurant
- mm. retail store
- nn. service or repair shop
- oo. service station and gas bar
- pp. specialty food service
- qq. storage facility
- rr. tavern
- ss. tourist camp
- tt. training facility
- uu. undertaking establishment
- vv. veterinary service
- ww. warehouse
- xx. warehouse sale

C2 – Highway Commercial

3) Discretionary Uses

- a. bulk fuel and above ground storage
- b. car wash
- c. mixed use development

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Council will consider appropriate separation to any abutting zoning districts.
- c) Bulk fuel and above ground storage is subject to subsection 3.4 Bulk Fuel and Above Ground Fuel Storage Tanks.
- d) Car washes must be located on an arterial or collector road.
- e) Mixed Use Development is subject to subsection 3.19 Mixed Use Development.

6) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) Dwellings at or above grade shall have an entrance separate from that of the store or commercial business.
- d) All uses that involve the handling, storage or transshipping of hazardous or dangerous substances shall adhere to all federal, provincial and municipal regulations and may be subject to clause 2.1 – 6).
- e) Training facilities must not include any outdoor activities.
- f) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.

C2 – Highway Commercial

- g) All garbage, recycling, outdoor storage of equipment and utility areas must be screened.
- h) No exterior storage of waste products is permitted except within a waste disposal bin for collection.
- i) Lot requirements:

Table 20 – Highway Commercial Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	rectangular	non-rectangular		
animal hospital or shelter automotive and recreation vehicle sales and rental hotel motel service station and gas bar undertaking establishment warehouse warehouse sales	30 m (98.4 ft)	21 m (68.9 ft) *mean width minimum 30 m	30 m (98.4 ft)	18.3 m (60 ft)
parking lot public park and green space	–	–	–	12 m (39.4 ft)
all other uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	18.3 m (60 ft)
accessory buildings	–	–	–	12 m (39.4 ft)

C2 – Highway Commercial

j) Setback requirements:

Table 21 – Highway Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
animal hospital or shelter automotive and recreation vehicle sales and rental hotel motel service station and gas bar undertaking establishment warehouse warehouse sales	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	6 m (19.7 ft)
tourist camp	6 m (19.7 ft)	4.5 m (14.8 ft)	6 m (19.7 ft)	4.5 m (14.8 ft)
parking lot public park and green space	–	–	–	–
all other uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)	4.5 m (14.8 ft)
accessory buildings	6 m (19.7 ft)	1.2 m (4 ft)	1.5 m (4.9 ft)	1.2 m (4 ft)

* side yard where abutting a street

5.8 C3 – Main Street Commercial District

1) Purpose

The purpose of this zoning district is to accommodate commercial activities within an attractive community centre that is well designed and pedestrian friendly.

2) Permitted Uses

- a. artisan shop
- b. child care centre
- c. club
- d. commercial entertainment establishment
- e. commercial service
- f. community facility
- g. cultural institution
- h. dwellings at or above grade
- i. education service
- j. fleet service, light
- k. government service
- l. health service
- m. hotel
- n. indoor recreation facility
- o. liquor retail store
- p. lounge
- q. medical laboratory
- r. medical treatment facility
- s. neighbourhood retail store
- t. newspaper office or publishing operation
- u. office
- v. personal service shop
- w. protective and emergency service
- x. public park and green space
- y. religious assembly
- z. restaurant
- aa. retail store
- bb. service or repair shop
- cc. specialty food service
- dd. tavern

C3 – Main Street Commercial

3) Discretionary Uses

- a. mixed use development
- b. service station and gas bar

4) Prohibited Uses

- a. community residential home

5) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Mixed Use Development is subject to subsection 3.19 Mixed Use Development.
- c) Service stations and gas bars must be located on a corner lot, and are subject to subsection 3.31 Service Station and Gas Bars.

6) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.

7) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) Buildings and building entrances must be oriented toward the street frontage.
- d) Dwellings at or above grade shall have an entrance separate from that of the store or commercial business.
- e) All garbage, recycling, outdoor storage of equipment and utility areas must be screened.

C3 – Main Street Commercial

f) Lot requirements:

Table 22– Main Street Commercial Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	Rectangular	Non-		
all uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	12 m (39.4 ft)
accessory buildings	–	–	–	12 m (39.4 ft)

g) Setback requirements:

Table 23 – Main Street Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard		Rear Yard
		interior	corner lot*	
all uses	0.5 m (1.6 ft)	0 m (0 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
accessory buildings	6 m (19.7 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)

* side yard where abutting a street

M1 – Light Industrial

5.9 M1 – Light Industrial District

1) Purpose

The purpose of this zoning district is to provide for industrial uses that may normally injuriously affect neighbouring properties with noise, dust or odour.

2) Permitted Uses

- | | |
|--|---|
| a. animal hospital or shelter | r. industry, general |
| b. auction market | s. industry, light |
| c. automotive and equipment
repair shop | t. kennel |
| d. automotive and recreation
vehicle sale and rental | u. newspaper office or publishing
operation |
| e. automotive supply shop | v. office |
| f. caretaker's unit | w. outdoor storage |
| g. commercial entertainment
establishment | x. parking lot |
| h. commercial service | y. protective and emergency
services |
| i. community garden and non-
profit greenhouse | z. public park and green space |
| j. contractor service | aa. radio, television and
communication facility |
| k. crematorium | bb. resource management facility |
| l. equipment rental | cc. service or repair shop |
| m. education service | dd. service station and gas bar |
| n. fleet service, general | ee. storage facility |
| o. fleet service, light | ff. training facility |
| p. gravel storage yard | gg. undertaking establishment |
| q. greenhouse operation, market
garden, plant nursery | hh. veterinary service |
| | ii. warehouse |
| | jj. warehouse sale |

3) Discretionary Uses

- | | |
|---|--|
| a. automotive wrecker | e. hazardous substances collection
site |
| b. bulk fuel supply and above
ground storage | f. home, community residential |
| c. car wash | g. home, residential service |
| d. fish plant | h. salvage yard |

M1 – Light Industrial

4) Discretionary Uses Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.
- b) Council will consider appropriate separation to any abutting zoning districts.
- c) Automotive wreckers, fish plants, hazardous substances collection sites and salvage yards may be required to submit a reclamation plan and may require a performance bond from the applicant to ensure the acceptable remediation of the lot.
- d) Bulk fuel and above ground storage is subject to subsection 3.4 Bulk Fuel and Above Ground Fuel Storage Tanks.
- e) Car washes must be located on an arterial or collector road.
- f) Community residential homes and residential service homes are subject to subsection 3.16 Homes.

5) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.
- b) Caretaker's units are subject to subsection 3.6 Caretaker's Unit.

6) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.
- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- d) All uses that involve the handling, storage or transshipping of hazardous or dangerous substances shall adhere to all federal, provincial and municipal regulations and may be subject to clause 2.1 – 6).
- e) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- f) All garbage, recycling, outdoor storage of equipment and utility areas must be screened.
- g) No exterior storage of waste products is permitted except within a waste disposal bin for collection.
- h) Lot requirements:

M1 – Light Industrial

Table 24 – Light Industrial Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	rectangular	non-rectangular		
all uses	15 m (49.2 ft)	11 m (36.1 ft) * mean width minimum 15 m	30 m (98.4 ft)	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
accessory buildings	–	–	–	12 m (39.4 ft) or Determined by Demonstrated Space Requirements

i) Setback requirements:

Table 25 – Light Industrial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
all uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
accessory buildings	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)

M2 – Heavy Industrial

5.10 M2 – Heavy Industrial District

1) Purpose

The purpose of this zoning district is to provide areas for mine or forestry related heavy industrial uses that are isolated from the community.

2) Permitted Uses

- a. airport and aviation related uses
- b. automotive wrecker
- c. bulk fuel supply and above ground storage
- d. caretaker's unit
- e. fish plant
- f. forestry operation
- g. gravel storage yard
- h. greenhouse operation, market garden, plant nursery
- i. hazardous substances collection site
- j. industry, general
- k. industry, mineral resource extraction
- l. natural resource exploration
- m. natural resource extraction
- n. outdoor storage
- o. protective and emergency services
- p. resource management facility
- q. training facility
- r. warehouse

3) Accessory Buildings and Uses

- a) Accessory buildings and uses that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district.
- b) Caretaker's units are subject to subsection 3.6 Caretaker's Unit.

4) Regulations

- a) All Development is subject to section 3 GENERAL REGULATIONS.

M2 – Heavy Industrial

- b) Development is subject to the separation distances in subsection 3.30 Separation Distances.
- c) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- d) All uses that involve the handling, storage or transshipping of hazardous or dangerous substances shall adhere to all federal, provincial and municipal regulations and may be subject to clause 2.1 – 6).
- e) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- f) All garbage, recycling, outdoor storage of equipment and utility areas must be screened.
- g) No exterior storage of waste products is permitted except within a waste disposal bin for collection.
- h) All mining activity shall conform to regulations set out by Provincial and Federal regulatory bodies.
- i) Lot requirements:

Table 26 – General Industrial Minimum Lot Requirements

Parcel	Frontage	Minimum Lot Area	Maximum Building Height
<i>Permitted Uses</i>			
All Permitted Uses	Determined by Demonstrated Space Requirements	Determined by Demonstrated Space Requirements	15 m (49.2 ft) or Determined by Demonstrated Space Requirements
<i>Accessory Buildings</i>	–	–	15 m (49.2 ft) or Determined by Demonstrated Space Requirements

M2 – Heavy Industrial

j) Setback requirements:

Table 27 – General Industrial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
all uses	15 m (49.2 ft)	3 m (9.8 ft)	6 m (19.7 ft)
accessory buildings	15 m (49.2 ft)	3 m (9.8 ft)	3 m (9.8 ft)

5.11 FD – Future Development District

1) Purpose

The purpose of this zoning district is to reserve un-subdivided and undeveloped lands within the municipality for future urban development. Long term development should be rezoned to an appropriate district.

2) Permitted Uses

- a. apiary
- b. boat dock
- c. boat launch
- d. community garden and non-profit greenhouse
- e. fitness trail
- f. gravel pit
- g. greenhouse operation, market garden, plant nursery.
- h. protective and emergency services
- i. public park and greenspace

3) Discretionary Uses

- a. campground
- b. cultural institution
- c. gravel storage yard
- d. mineral exploration
- e. motorized vehicle trail
- f. neighbourhood recreation service
- g. outdoor recreation service
- h. radio, television and communication facility
- i. resource management facility
- j. training facility

4) Prohibited Uses

- a. Community Residential Home

5) Discretionary Use Standards and Evaluation Criteria

- a) Applications are subject to subsection 2.9 and section 3.

FD – Future Development

b) All development must be temporary.

6) Accessory Buildings and Uses

a) Accessory buildings and uses, excluding permanent structures, that are an integral part of the principal use, and are secondary and subordinate to the principal permitted or approved discretionary use, are permitted in this zoning district. They shall not be located on hazardous lands.

7) Regulations

a) All Development is subject to section 3 GENERAL REGULATIONS.

b) Development is subject to the separation distances in subsection 3.30 Separation Distances.

c) Mineral extraction and exploration, and gravel pits:

- i. The applicant shall provide a restoration plan to the Town for activities where there is ground disturbance, and may be required to submit a performance bond to ensure the acceptable remediation of the lot.

d) Lot requirements:

Table 28 – Future Development Minimum Lot Requirements

Use	Frontage		Minimum Depth	Maximum Building Height
	rectangular	non-rectangular		
all uses	-	-	-	Determined by Demonstrated Space Requirements
accessory buildings	-	-	-	Determined by Demonstrated Space Requirements

FD – Future Development

e) Setback requirements:

Table 29 – Future Development Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
all uses	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
accessory buildings	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)

6 DEFINITIONS

Whenever in this bylaw the following words or terms are used, they shall, unless the context otherwise provides, be held to have the following meaning:

1:500 Flood Hazard Elevation (or Estimated Peak Water Level) – an overflowing of a large amount of water beyond its normal confines, with a probability of a 1/500, or 0.2% chance of happening in any given year. Statistically, a 0.2% flood has a 5 percent chance of occurring during a 25-year period of time, which is equal to the duration of many home mortgages. Contrary to what the term suggests, a “500-year flood” is not a flood that occurs only once every 500 years. A “500-year flood” can occur multiple times in a 500-year period of time. Figure 3: 1:500 Flood Hazard Elevation.

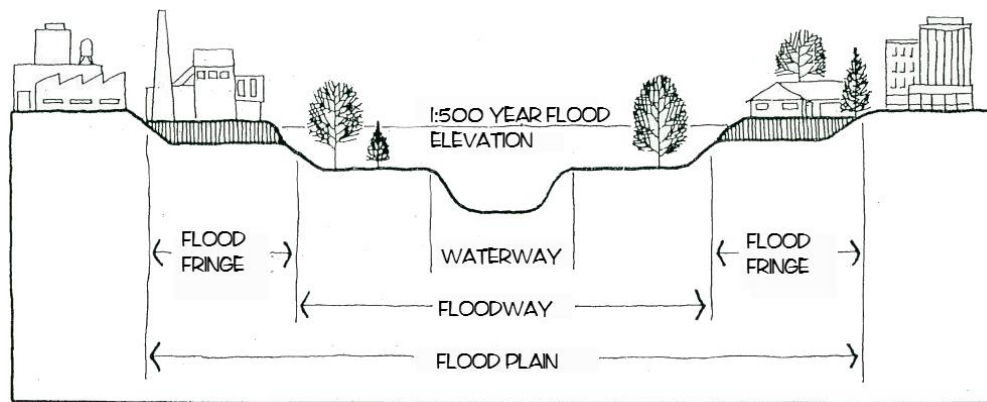


Figure 3: 1:500 Flood Hazard Elevation

Abut – to have a common boundary with another lot. If a lane or street separates two lots, they do not abut.

Accessory Building or Use – a building or use which:

- is subordinate in purpose to the principal building or principal use served; contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.
- is located on the same lot as the principal building or principal use served.

Administrator – the Administrator of the Town of Creighton.

Aircraft Apron – that part of an aerodrome, other than the maneuvering area, intended to accommodate the loading and unloading of passengers or cargo, the refueling, servicing, maintenance, and parking of aircraft, vehicles, and pedestrians necessary for such purposes.

Aircraft Runway Strip – a defined area including the runway and stop-way, if provided, intended:

- To reduce the risk of damage to an aircraft running off a runway
- To protect aircraft flying over it during take-off or landing operations

Alteration – any structural change or addition made to any building or structure.

Animal Hospital – a facility for the medical treatment of animals, including short-term care related to the medical treatment.

Animal Shelter – a building, including outdoor facilities, used for the temporary accommodation or impoundment of animals.

Apiculture – the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production.

Apiary – an area of land used for the purposes of apiculture.

Applicant – a developer or person applying for a Development Permit under this bylaw.

Artisan Shop – a retail establishment selling items that may be functional or strictly decorative, including furniture, clothing, jewellery, household items and tools.

Auction Market – a building or lot used for the sale of goods through a bidding process. This does not include the sale of livestock and poultry.

Automotive and Equipment Repair Shops – development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive shops, automotive glass shops, and upholstery shops. This does not include general industry services.

Automotive and Recreation Vehicle Sales and Rental – development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, recreational vehicles (RV), tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This includes automobile dealerships, car rental agencies and motorcycle dealerships.

Automotive Supply Shop – A building, or portion thereof, used for the sale of automotive parts and accessories.

Automotive Wrecker – development used for the storing, parting, dismantling or wrecking of three or more motor vehicles, not in running condition, or parts of them, and where these components may be used for resale.

Bare Land Condominium – two or more single detached or semi-detached, duplex or multiple unit dwellings located on a single lot or parcel and developed as a bare land condominium as defined in the *Condominium Property Act, 1993*.

Bare Land Unit – a bare land unit as defined by the *Condominium Property Act, 1993*.

Bed and Breakfast – a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day.
- the meal which is provided is served before noon each day.

Bee – any insect of the species, *Apis mellifera*.

Beehive – an enclosed, man-made structure in which bees live and raise their young.

Billboard – see Sign, Billboard

Boat Dock – a structure connected on one end to the shore, which facilitates the mooring of watercraft.

Boat Launch – location on a lake which is designated for the purpose of placing or removing a boat in the water.

Boat Lift – uncovered structure which facilitates the removal of a boat from the water and which can allow for a boat to be stored above the water.

Boathouse – structure used for the storage of private boats and accessory equipment including above, and below waterline structural components, such as cribbing.

Buildable Area – the total contiguous area within a lot that the principal building on a lot must be constructed within. Buildable area equals the total lot area minus the required front yard setback, required side yard setbacks, and required rear setback.

Building – a structure used for the shelter or accommodation of persons, animals, or personal property.

Building Bylaw – a bylaw of the Town of Creighton regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

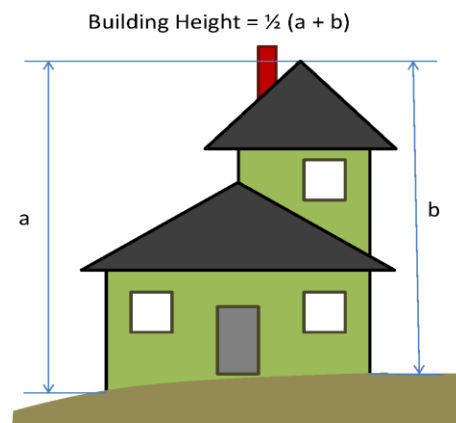


Figure 4: Variable Grade Building Height

Building Height – means the vertical distance of a building measured from the grade level adjacent to the house to the highest point of the building or structure (Figure 5: Building Height). Where the grade level is not the same for the entire lot, building height will be the average height from the grade level of the front two corners to the highest part of the structure (Figure 4: Variable Grade Building Height). Building height does not include features such as chimneys, satellite dishes and other receivers.

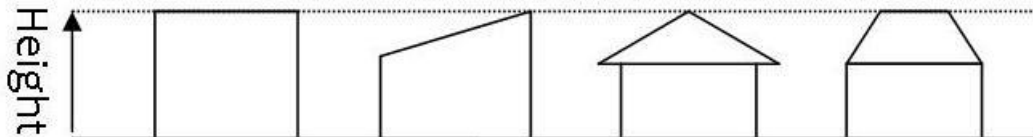


Figure 5: Building Height

Building Line – a line, parallel to the front lot line, and set back the average distance from the edge of the street to main walls of the existing buildings on a side of the street where more than half the lots have been built on.

Building Permit – a permit issued under a Building Bylaw of the Town of Creighton, authorizing the construction of all or part of a building or structure.

Building, Principal – see Principal Building

Bulk Fuel Supply and Above Ground Storage – lands, buildings and structures for the storage, distribution of fuels and oils but not including retail sales or key lock operations.

Campground – the seasonal operation of an area of land managed as a unit, providing temporary short term accommodation for tent trailers, travel trailers, recreation vehicles and campers, used by travelers and tourists.

Campsite – a designated and delineated area within a campground or tourist camp that is intended to accommodate a single tent, tent party or recreation vehicle.

Cannabis – means cannabis as defined in *The Cannabis Control (Saskatchewan) Act*.

Cannabis Retail Store – an establishment, or portion thereof, for which the Authority has issued a permit to sell and keep for sale cannabis, cannabis accessories and ancillary items.

Car Wash – a building or portion of a building which is used for the washing of all types of vehicles, including full service, automatic and hand operation facilities.

Caretaker's Unit – a mobile home, accessory to a non-residential building or structure, for the purposes of providing security and maintenance for the principal building or use.

Cemetery – property used for the interment of the dead and may include facilities for the storage of ashes or human remains that have been cremated, but does not include a crematorium.

Child Care Centre - a facility which provides for the non-parental care of pre-school age children or school aged children outside of normal school hours.

Club – a group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

Commercial Entertainment Establishment – a recreation or amusement facility operated as a business and open to the general public for a fee such as an amusement arcade, bowling alley, theatre, billiard parlour, bingo hall, drive-in theatres and mini-golf and may be subject to licensing by the Saskatchewan Liquor and Gaming Authority.

Commercial Services – establishment that provides services for individuals and businesses, including banks, post offices, travel agencies, insurance providers and other similar uses.

Communication Tower - a structure, mast, pole, tripod, box frame or tower utilized for the purpose of transmission, retransmission, or reception of electromagnetic, radio, or microwave signals.

Community Facility – development used for social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organizations. Typical uses include community halls, community centres, and auditoriums.

Community Garden and Non-Profit Greenhouse – land or structure used for growing, harvesting and storing of plants, grains, vegetables or fruits for either: the sole use of the of the individual gardeners/growers, for a donation to a non-profit organization, or for educational purposes.

Community Residential Home– see Home, Community Residential.

Contractor Services – development used for the provision of buildings construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space or materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal contractor service use only.

Corner Lot – a lot with a street abutting two adjacent sides.

Council – the elected council of the Town of Creighton.

Crematorium – a building used for the purpose of cremating the remains of deceased individuals.

Cultural Institution – development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recording and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value; or a location where these exhibitions can be purchased. Typical uses include: libraries, museums, tourist information centres, not-for-profit art galleries.

Deck – a raised open platform, with or without rails, attached to a principal building. See also, Platform Structure.

Demonstrated Space Requirements – diagrammatic and text-based evidence for proposed structures on a lot in the context of the current, surrounding and future land uses. This may include operating plans, business plans, manufacturing or processing equipment requirements and specifications, and similar.

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

Development Permit – a document authorizing a development issued pursuant to this bylaw.

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, as required by council, contained in this bylaw.

Drainage Plan – a plan which shows the existing and proposed topography of a lot, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

Duplex Dwelling –see Dwelling, Duplex.

Dwelling – living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

Dwelling at or above Grade – an independent and self-contained dwelling unit located on the same level or above a principal use, but never below the grade level. Dwellings at or above grade have a separate exterior entrance from the principal use.

Dwelling Group – two or more dwelling units, or multiple dwelling units, that are situated on a lot containing communal land and facilities collectively administered by the owners of the dwelling units or multiple dwelling units. Typical uses include senior housing, teacherages and medical professional housing.

Dwelling, Duplex – a structure on a single lot containing two dwelling units, each of which is totally separated from the other, either by the ceiling and flooring or a fire wall between, extending from exterior wall to exterior wall (Figure 6: Duplex Dwelling).

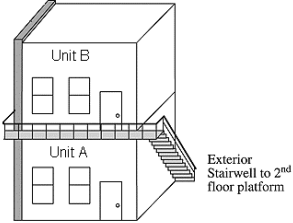


Figure 6: Duplex Dwelling

Dwelling, Multiple Unit – a building divided into three or more dwelling units and shall include condominium and apartments but not townhouses, rooming houses, hotels, or motels.

Dwelling, Semi-Detached –two one unit dwellings separated by a common vertical wall with each dwelling being located on a separately titled lot (Figure 7: Semi-Detached Dwelling).



Figure 7: Semi-Detached Dwelling

Dwelling, Single Detached – a dwelling which is designed for and occupied by not more than one dwelling unit and surrounded by open space or yards and which is not attached to any other dwelling, with the exception of a secondary suite (Figure 8: Single Detached Dwelling).



Figure 8: Single Detached Dwelling

Dwelling, Townhouse – a one dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls (Figure 9: Townhouse Dwelling).



Figure 9: Townhouse Dwelling

Education Services – publically supported or subsidized development involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same lot. This includes public and separate schools, community colleges, universities, technical and vocational schools, and their administrative offices.

Estimated Peak Water Level (EPWL) – see 1:500 Flood Hazard Elevation.

Equipment Rental – development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction, or similar items. This does not include the rental of motor vehicles or industrial equipment.

Facultative Lagoon- a lagoon or treatment pond with an aerobic upper section and an anaerobic bottom section that allows both aerobic and anaerobic processes to occur simultaneously.

Farmer’s Market - a retail marketplace intended to sell foods directly by producers to consumers. Farmers' markets may be indoors or outdoors and typically consist of booths, tables or stands where farmers sell fruits, vegetables, meats, cheeses, and sometimes prepared foods and beverages.

Fence – an artificially constructed barrier erected to enclose or screen areas of land.

Fill – uncontaminated soil, rock, rubble or other approved, non-polluting solid material that is transported and placed to level or grade a lot. Fill shall not mean waste construction material, or any material deemed corrosive, combustible, noxious, reactive or radioactive.

Fish Plant – a commercial facility where fish processing is performed.

Fitness Trail – recreational trails that require minimal upkeep and provide for pedestrian movement. Typical uses include hiking trails, biking trails and cross-country ski trails.

Fleet Services, General – development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long term lease. This includes: helicopter services, bus depots, and moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

Fleet Services, Light – development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long term lease. This includes: taxi services, messenger and courier services, but does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

Float Plane Base – the use of land, buildings and structures to support the docking or mooring of float planes and may also include a float plane dock, a building to conduct float plane operations, and accessory buildings.

Float Plane Dock – a structure used for the purpose of mooring float planes which may include multiple mooring slips.

Floor Area – the maximum area contained within the outside walls (envelope) of a building, excluding, in the case of a dwelling, any private garage, porch, veranda, sunroom, unfinished attic or unfinished basement.

Flying School - A school other than an educational institution where aviation instruction is provided for gain or profit.

Food Vendor – a motorized vehicle or a non–motorized cart, stand or kiosk intended for the sale of food and/or drinks to walk–up customers, operated at a fixed location. Food Vendors are to be contained in vehicles less than 8000 kg.

Footprint – the total area of ground that a building covers.

Forestry Operation – a building, structure or area where timber is cut, sawed, or planed, either to finished lumber or as an intermediate step and may include facilities for the kiln drying of lumber and/or the distribution of such products on a wholesale or retail basis.

Frontage – the side of a lot abutting on a street; the front lot line. In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the required front yard setback. The mean width is the width at the front lot line plus the width at the rear lot line divided by two.

In cases of consolidation or lot dimension adjustment:

- Two lots: frontage will remain the same
- Three or more lots: frontage will be the portion of the consolidation that had the majority of lots.

Garage, Private – a building or part of a building or a carport used or intended to be used for the storage of motor vehicles and having a capacity for not more than three motor vehicles for each dwelling unit to which the garage is accessory.

Garage Suite – a dwelling unit, located above, attached to the rear, or attached at the side of an on-site detached garage associated with the principal dwelling on lot. A garage suite will have a separate entrance than that of the vehicular access via a shared indoor landing or direct exterior entrance. Does not include garden suites, secondary suites or dwellings at or above grade.

Garden Suite – a single-storey accessory building used as a dwelling unit located in a building separate from the principal dwelling unit on a lot. Does not include garage suites, secondary suites or dwellings at or above grade.

Garden Plot – a plot of ground where plants such as flowers, vegetables, fruit or herbs are cultivated.

General Fleet Services – see Fleet Services, General.

General Industry – see Industry, General.

Government Services – development providing municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, municipal facilities, and education services. Typical uses include taxation offices, courthouses, manpower and employment offices, and social service offices.

Grade Level – the finished surface of the ground adjacent to the exterior walls of the building or structure.

Gravel Storage Yard – a site used for the storage of gravel by the Ministry of Highways or other road building entities.

Greenhouse – structure used for the cultivation of plants that provides climatic protection.

Greenhouse Operation, Market Garden and Plant Nursery – development that provides for the cultivating, harvesting, storing and selling of vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products and may include the accessory retail of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools.

Hazard Land – lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as gas stations, fuel and other hazardous substances storage areas, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

Hazardous Substances – As defined in the *Hazardous Substances and Waste Dangerous Goods Regulations*. Generally refers to substances that could cause injury or death; or damage or pollute land, air, or water. Hazardous wastes are defined as substances that are ignitable (flammable), corrosive, toxic, explosive, or reactive, i.e., react with air, water, or acids or bases.

Hazardous Substances Collection Site – a site used for the collection and temporary storage of hazardous substances.

Health Services – development used for the provision of physical and mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include medical and dental offices, health clinics, and counselling services.

Height – see Building Height.

Highway Sign Corridor – a strip of land parallel and adjacent to a provincial highway where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Ministry of Highways and Infrastructure entitled *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*, as may be amended from time to time.

Home Based Business – a business, occupation, trade, profession or craft conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly secondary to the residential use and does not change the character of the dwelling.

Home, Community Residential – a residential facility, licensed under *The Corrections and Conditional Release Act* or *The Correctional Services Act* for offenders who are reintegrating into the community after having been sentenced to a term of incarceration, and are now serving a portion of their sentence while reintegrating under supervision into the community. It may also include rehabilitation facilities for the accommodation and supervision or treatment of persons who are receiving supervision or treatment for alcohol or other drug addictions. It may also include homes approved under *The Mental Health Services Act*.

It may include:

- halfway house
- community training residence
- adult custodial care facility
- mental health centre, psychiatric ward, treatment of mental disorders

Home, Personal Care – a care home outside of the publicly funded system, licensed under *The Personal Care Home Act* that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing,

grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

Home, Residential Service – a facility which provides lodging, supervision, personal care or individual programming in family-like setting, licensed under *The Residential Services Act*, who:

- by reason of need, age or disability or for any other reason are unable to fully care for themselves
- require safe shelter and counselling appropriate to their circumstances

Residential Service Homes may include:

- maternity home, which is provided lodging and pre-natal and post-natal care to women
- transition house, which is to provide safe shelter and counselling to families in crisis
- custodial residence of young offender

Home, Special-care (Nursing Home) – a home or facility, licensed under *The Housing and Special-care Homes Act*, used for the purpose of providing supervisory, personal or constant nursing care for persons who:

- are unable to fully care for themselves and who require prolonged care
- are not related by blood or marriage to the person conducting or operating the home or facility

Residents include the elderly and younger adults with physical or mental disabilities. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

Hotel – a building or part of a building used as place for sleeping accommodation with or without meals, but does not include a motel.

Ice Cream Vendor – a motorized or non-motorized vehicle used for the sale of drinks, ice cream, soft serve, or prepackaged frozen treats which do not require cooking or preparation to walk-up customers, operated at a fixed location or along a route.

Indoor Recreation Facility – development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs, health and fitness clubs, curling, roller skating, hockey and skating rinks, swimming pools and racquet clubs.

Industry, General – development used principally for one or more of the following activities:

- the processing of raw materials.
- the making, manufacturing or assembling of semi-finished or finished goods, products or equipment.
- the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses where such operations have impacts that would make them incompatible in non-industrial zones.
- the storage or transshipping of materials, goods and equipment.
- the distribution or sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sale use classes defined in this bylaw for resale to individual customers.
- training of personnel in general industrial operations.

Typical uses include: agricultural processing or storage; auto body repair and paint shops; machine shops; welding shops; concrete manufacturing plants; wild rice plants; large-scale meat and food processing and packaging; petroleum and oil services; chemical suppliers; tanneries and related facilities; storage of petroleum products; and storage of propane gas. This does not include: the preparation of food and beverages for direct sale to the public.

Industry, Light – development that is characterized as:

- consumer-oriented manufacturing activity that requires only moderate amounts of materials
- cleaning, servicing and repair operations to goods and equipment associated with personal or household use
- have a lesser impact than general industrial activities and demand on municipal services
- more suitable to location near or adjacent to residential areas

Typical uses include: manufacturing of clothes, furniture, consumer electronics and household items; food processing facilities; and recycling depots.

Intersection – an area where two or more streets or lanes meet or cross at grade.

Kennel – any building, compound, group of pens or cages where four or more dogs or other animals are kept for any purpose, and which must be licensed to operate as a business.

Lagoon - see **Facultative Lagoon and Mechanical Treatment Facility**

Landfill - a site at which refuse is disposed of. Refuse means remains, by-products and discarded materials resulting from domestic, commercial, industrial or agricultural activities and includes

garbage, rubbish, street cleanings and yard clippings but does not include liquid domestic sewage.

Landscaping – the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover
- hard landscaping consisting of non-vegetative material such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale or asphalt

Lane – a public road or thoroughfare registered by plan of survey which affords a secondary means of access to abutting properties, but should not include a street.

Legal Non-Conforming Building – a building that was lawfully constructed, is lawfully under construction, or where all required permits have been issued prior to the adoption date of this bylaw or any future amendments to this bylaw affecting the building or land on which the building is situated, but does not, or when constructed will not, comply with this bylaw.

Legal Non-Conforming Lot – a lot, consisting of one or more contiguous parcels, to which all required permits have been issued on the adoption date that this bylaw or any amendment to this bylaw becomes effective, contains a use that conforms to this bylaw, but the lot area dimensions do not conform to the standards of this bylaw for that use.

Legal Non-Conforming Use – a lawful specific use:

- being made of land or building or intended to be made of land or building lawfully under construction, or in respect to which all required permits have been issued, on the date of this bylaw or any amendment hereto becomes effective
- that on the date this bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this bylaw

Light Fleet Services – see Fleet Services, Light.

Light Industry – see Industry, Light.

Liquor Retail Store – means a business operated by a person to whom the Saskatchewan Liquor and Gaming Authority has issued a permit to sell beverage alcohol to be sold in closed containers for consumption off premises.

Loading Space – a space located on a lot, having access to a street or lane, in which a vehicle may park to load or unload goods. Typical vehicles accommodated include: large freight vehicles, cube vans, etc.

Lot – a subdivided area of land where development is to be contained within. Subdivided areas

joined by parcel tie or consolidation are considered one lot for development.

Lot Area – the total area within the lot lines of a lot, excluding any street right-of-way.

Lot Line – a line or record bounding a lot which divides one lot from another lot or from a public or private street or any other public space (Figure 10: Lot Diagram).

Lot Line, Front – see Frontage.

Lot Line, Rear – the lot line opposite and most distant from the front lot line (Figure 10: Lot Diagram).

Lot Line, Side – the lot line other than a front or rear lot line (Figure 10: Lot Diagram).

Lounge – means the physical area attached to a restaurant for which the Saskatchewan Liquor and Gaming Authority has issued a lounge endorsement.

Marina – the use of land, buildings and structures for the docking or mooring of boats and may also include boat launching facilities, sales and rentals of boats, personal watercraft and their accessories, storage of boats, sales of marine petroleum products, fishing supplies and accessory retail sales, boat repairs, and boat buildings.

Mayor – the elected Mayor of the Town of Creighton.

Mechanical Treatment Facility - a sewage treatment facility with processes controlled primarily by mechanical means, but does not include facilities employing only non-aerated lagoons.

Medical Laboratory – a laboratory fitted with medical and scientific equipment and used for the conduct of medical, dental or optical investigations, experiments, and tests; or for the manufacturing of medicines or medical aid devices, but does not include the manufacturing of industrial chemicals.

Medical Treatment Facility – development providing room, board, and surgical or other medical services for the sick, injured or infirm including out-patient services and accessory staff residents. Typical uses include hospitals,

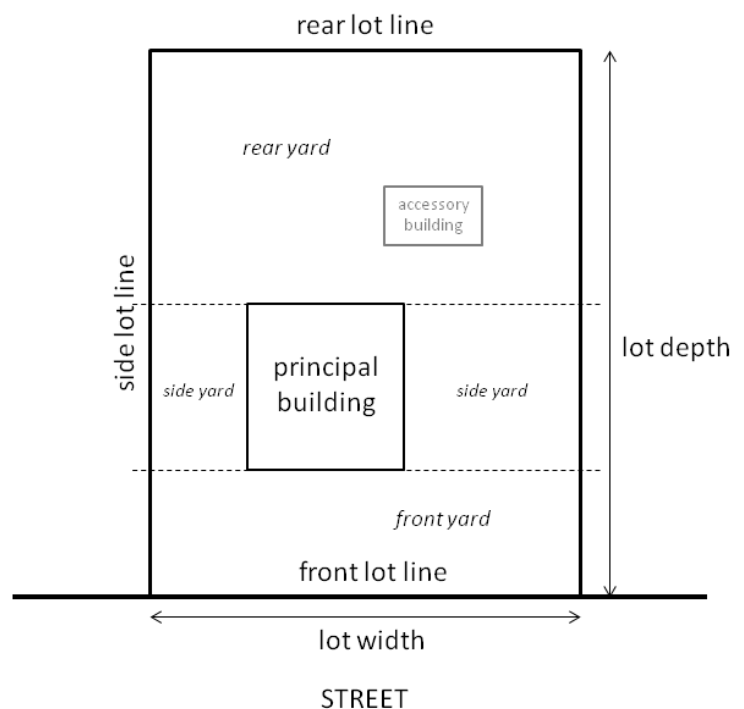


Figure 10: Lot Diagram

sanatoriums, rest homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

Mineral Resource – means any mineral resource as defined in *The Mineral Resources Act, 1985*.

Mineral Resource Extraction Industry – means development for the on-site removal, extraction, and primary processing of a Mineral Resource found on or under the site or accessible from the lot for sale, or transfer off site. Typical facilities or uses would include zinc mines.

Mini Mall – a single story structure in which a minimum of two (2) of the permitted and/or discretionary uses of the zoning district are located together, each use having a separate entrance to the outside, and having a gross leasable floor area of less than 3251 m² (34,993.5 ft²). See Mixed Use Development.

Minimum Setback Requirements – minimum distance from property lines.

Mixed Use Development – development on a tract of land or in a building consisting of two or more different types of uses. Includes mini mall and shopping centre.

Mobile Home – is a movable structure, also called a manufactured home that:

- is designed and intended for use as a domestic residence
- meets the requirements for a mobile home, a multi-section mobile home or a swing-out-and-expandable-room-section mobile home set out in the Z240 series of standards published by the Canadian Standards Association
- bears the seal of the Canadian Standards Association
- is attached to a permanent foundation or be anchored to the ground and skirted
- is typically built on a steel frame and is typically finished with vinyl covered gyproc interior walls

Mobile Home Court – means any parcel of land on which two or more occupied mobile homes are situated or are permitted to be situated whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court.

Modular Home – means a house that:

- is designed and intended for use as a domestic residence
- is constructed by assembling manufactured modular units, each of which:
 - comprises at least one room or living area
 - is completely constructed in all essential features prior to delivery from the factory
- meets the requirements of:
 - the *National Building Code of Canada 2015 with Saskatchewan Amendments*

- Canadian Standards Association Standard A-277
- bears the seal of the Canadian Standards Association

Motel – a building or group of buildings on a lot designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Motorized Vehicle Trail – designated trails for the recreational use of all-terrain vehicles, snowmobiles and other off-road vehicles.

Multiple Unit Dwelling – see Dwelling, Multiple Unit.

Municipal Facility – land and/or structures owned by the Town that is used for:

- office and meeting space
- storage of municipal equipment and supplies
- recreation
- other institutional purposes

Municipality – the Town of Creighton.

Natural Resource Exploration – the exploration for minerals within the municipality for potential removal, extraction, and primary processing of raw materials.

Natural Resource Extraction – development for the on-site removal, extraction, and primary processing of raw materials found on or under the site, or accessible from the lot. Typical uses include: gravel pits, sand mines, clay pits, oil and gas wells, coal mining, and stripping of topsoil, but does not include the processing of raw materials transported to the lot.

Neighbourhood Recreation Services – development providing facilities that are available to the public at large for sports and recreation conducted outdoors at the neighbourhood scale. Typical uses include sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, outdoor swimming pools, mini golf, and similar uses.

Neighbourhood Retail Store – commercial business offering goods for sale and which primarily provides a convenient day-to-day service to residents in the vicinity. Typical uses include small food stores, drug stores, convenience stores, snack bars, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed material, but does not include liquor retail store or cannabis retail store.

Newspaper Offices or Other Publishing Operations – commercial business offering printing services, print media production and sales, and related offices.

Non-Conforming Building – see Legal Non-Conforming Building.

Non-Conforming Lot – see Legal Non-Conforming Lot.

Non-Conforming Use – see Legal Non-Conforming Use.

Occupancy Permit – a permit issued by the Town establishing the property or development as suitable for use or habitation by meeting the requirements of any development or building permits issued, and Town building bylaws.

Off-Site Parking – where the necessary off-street parking space is provided on a lot that is separate from the principal use.

Off-Street Parking – accommodation for parking of vehicles not on a public street or lane.

Office – a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government.

Outdoor Recreation Services – development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical uses include: golf courses, driving ranges, ski trails or hills, ski jumps, bowling greens, riding stables, fair grounds, rodeo grounds, and similar uses.

Outdoor Storage – development used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, gravel yards, vehicle storage, and heavy equipment storage compounds.

Outfitter Base Camp – A commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

Outfitting Equipment – Equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing, and hunting gear, and any other equipment for use in:

- hunting, taking or catching wildlife
 - angling, taking or catching fish
 - ecotourism, including the viewing and photographing of natural areas, flora and fauna
-

Parcel – see Lot.

Parcel Tie – used to identify parcels that must be dealt with at the same time when registering a change against those parcels. Parcel Ties are necessary to ensure registry databases comply with the provisions of *section 121* of the PDA. Also known as "Tie Codes".

Parking Lot – an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, a fee or for accommodation of clients or customers.

Parking Space, Accessible – a space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 3.9 m (12.8 ft) wide by 5.65 m (18.5 ft) long, and which has unobstructed access to a developed street or lane.

Parking Space, Vehicle – a space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 2.5 m (8.2 ft) wide by 5.65 m (18.5 ft) long, and which has unobstructed access to a developed street or lane.

PDA – *The Planning and Development Act, 2007*, as amended.

Permitted Use – a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this bylaw.

Personal Care Home – see Home, Personal Care.

Personal Service Shop – a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barber shops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Platform Structure – development projecting from the wall of a building that may be surrounded by guardrails or parapet walls. Common structures include balconies, raised terraces and decks.

Portable Garage and Shelter – a moveable tent like structure designed to provide storage and protection; an accessory building under the scope of this bylaw, subject to requirements set in the *National Building Code of Canada 2015 with Saskatchewan Amendments*.

Principal Building – a building within which the principal use of the lot is housed or conducted.

Privacy Fence – a barrier, railing, or other upright structure, enclosing an area of ground to mark a boundary, control access, prevent escape, and is designed or modified to inhibit visibility. A privacy fence does not include an unmodified chain link fence.

Protective and Emergency Services – development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of protection and

emergency services. Typical uses include: police stations; fire stations; emergency medical services; provincial helicopter facilities, and ancillary training facilities.

Public Park and Green Space – development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities. Typical uses include picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features such as a public beach.

Public Utility – a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work – includes:

- systems for the production, distribution or transmission of electricity
- systems for the distribution, storage, or transmission of natural gas or oil
- facilities for storage, transmission, treatment, distribution or supply of water
- facilities for the collection, treatment, movement or disposal of sanitary sewage
- telephone, internet, cable television or light distribution or transmission lines
- facilities for the collection, storage, movement and disposal of storm drainage



Figure 11: Pier and Beam Foundation

Radio, Television and Communication Facility – buildings or transmitters used for receiving and broadcasting radio or television signals, and communication or broadcast support materials and uses, such as print material production.

Raised Floor Design – a construction technique that results in the bottom joists of the lowest level of a building to be higher than the slab on grade. This is achieved through the use of two styles of foundation:

- **Pier and Beam Foundation** – The piers are spaced throughout the underside of the building, supporting beams that span the



Figure 12: Stem Wall Foundation

entire length of the building to support the floor joists, as seen in Figure 11: Pier and Beam Foundation

- **Stem Wall Foundation** – the base is created around the entire perimeter of the building, constructed of wood, concrete or stone, and supports the floor joists and centre beam, as seen in Figure 12: Stem Wall Foundation

Ready-To-Move Home – a house that is:

- a single structure
- designed and intended for use as a domestic residence
- fully assembled by the vendor away from the lot on which it is to be attached to a permanent foundation

Recreation Vehicle (RV) – a unit intended to provide temporary living accommodation for campers or travelers, built as part of or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, and travel trailers.

Recycling Depot – a building or structure used for the collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling depot:

- processing of recyclable material other than compaction
- permanent storage facilities for paints, oil, solvents or other hazardous substances
- outdoor compaction

Religious Assembly – development used for worship and related religious, philanthropic or social activities, and related accessory buildings including rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

Residential Service Home – see Home, Residential Service.

Resource Management Facility – a cache or plot of land that provides primary supply support to organized fire suppression activities. May also support other emergency, disaster, fire related or land management activities including but not limited to the location of a temporary resource worker camp and on-site helicopter facilities.

Restaurant – development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off-site. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food, family restaurants, and cafés.

Retail Store – establishment engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines. May also include consignment stores, but does not include liquor retail store or cannabis retail store.

Rooming and Boarding House – a building or portion thereof in which rooms are regularly provided for compensation with the ability to house four or more persons, but no more than eight, other than the owner and includes shared kitchen and bathroom facilities. A Rooming House shall not include a single detached dwelling, multiple unit dwelling, hotel, motel, or licensed home or facility as defined in this bylaw.

Safety Factor – to allow for uncertainties in EPWL calculations, and for other possible hazards such as ice shove, ice jams, and erosion.

Salvage Yard – a site where property or goods is collected and stored for resale.

School – see Education Services

Screening – a fence, wall, berm or planted vegetation located to visually shield or obscure one abutting area of use from another.

Sea Can – see Shipping Container

Secondary Suite – a dwelling unit that is developed within a single detached dwelling, comprised of one or more habitable rooms:

- intended for use as a separate and independent residence;
- having a total floor area of less than 80 m² (861.11 ft²);
- having a floor area less than 80% of the total floor area of all storeys of the other dwelling unit (excluding the garage floor area and common spaces servicing both dwelling units).

Semi-Detached Dwelling – see Dwelling, Semi-Detached.

Service or Repair Shop – a shop specializing in repairs and maintenance, excluding automobiles, recreation vehicles and machinery.

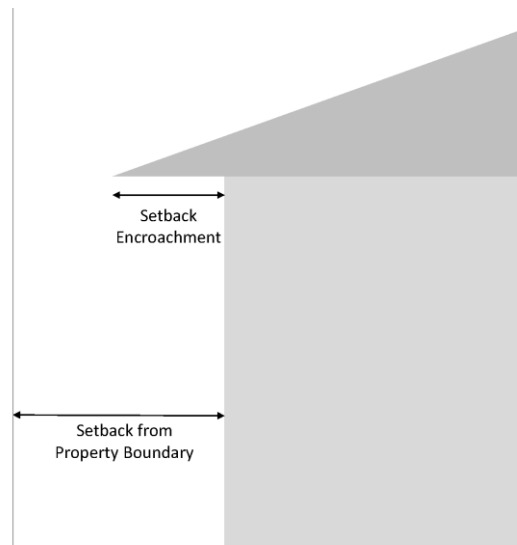


Figure 13: Setback and Encroachments

Service Station and Gas Bar– a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work or major repairs.

Setback – means the distance that a development or a specified portion of it must be set back from a property line. For a building the setback is measured to the nearest wall, and in the case of any other development the setback is measured to the edge of the development at ground level. (Figure 13: Setback and Encroachments).

Setback Encroachment – the distance which a permitted portion of a building or structure is allowed to overhang into the setback area. (Figure 13: Setback and Encroachments).

Setback, Front Yard – the setback distance from the front lot line to the building or development.

Setback, Rear Yard – the setback distance from the rear lot line to the building or development.

Setback, Side Yard – the setback distance from the side lot line to the building or development.

Shipping Container – a durable metal container typically used for shipping goods long distances. It is also commonly used for storage. Also known as a Sea Can.

Shopping Centre – a building or group of buildings located on the same lot and managed as a single unit, in which at least 4 individual spaces are leased to tenants operating a permitted or discretionary use of the zoning district, for their mutual benefit, including the use of off-street parking and other joint facilities. See Mixed Use Developments.

Sight Triangle – a triangle at an intersection, formed by two roads, a road and a lane, or a rear property survey pin and a front property survey pin, 6.1 m (20 ft) from the corner, and a third line completing the triangle (Figure 14: Sight Triangle).

Sign – any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or piece of land and which identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street or thoroughfare

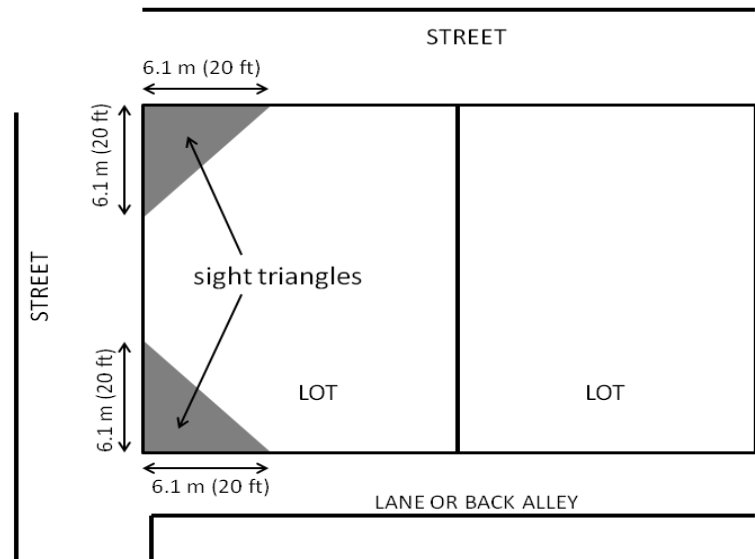


Figure 14: Sight Triangle

Sign, A-Board – an A-shaped portable sign that is used for temporary placement and has no external supporting structure (Figure 15: Sign Diagram).

Sign, Awning – a non-illuminated sign painted or affixed to the surface of an awning (Figure 15: Sign Diagram).

Sign, Billboard – a sign which directs attention to a business, community, service or entertainment conducted, sold or offered at allocation other than the lot on which the sign is located.

Sign, Construction – a temporary sign erected by a person or company on the premises undergoing construction, identifying pending development and information relating to construction process, labour services, materials or financing, name of building, as well as the owner and participants in the development project, but not including the advertisement of any products.

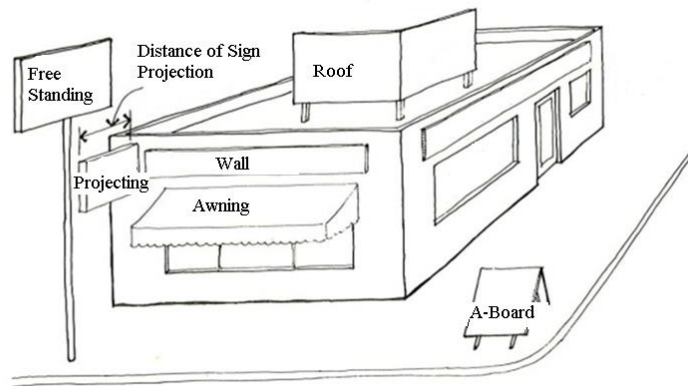


Figure 15: Sign Diagram

Sign, Converted Vehicle and Trailer – a vehicle or trailer not originally designed as a sign, but which has been converted or used for that purposes.

Sign, Directional – any sign:

- displaying safety or warning messages;
- directional traffic or providing parking directions; or
- giving instructions, directions or orders to persons making use of premises.

Sign Facial Area – the entire surface area of sign. In the case of a multi-face sign, each side of the side shall be included in the determining sign facial area.

Sign, Free-Standing – a sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building (Figure 15: Sign Diagram).

Sign, Identification – a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Sign, Portable – a free standing sign not permanently attached to the ground, which is capable of being relocated and which may have lettering that can be changed manually. Does not include vehicles and trailers not originally designed as a sign, but which have been converted or used for that purposes.

Sign, Real Estate – a temporary sign that advertises for sale, rent, or lease the land, property or premises on which the sign is displayed.

Sign, Temporary – a sign advertising a message applicable for a defined period of time and not exceeding 6 months.

Sign, Wall – a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 m (1.6 ft) from such building or structure (Figure 15: Sign Diagram).

Single Detached Dwelling – see Dwelling, Single Detached.

Site Plan – a drawing or diagram showing where on a lot development such as buildings, roadways, services and landscaping will be located.

Special-care Home – see Home, Special-care.

Specialty Food Services – development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the site. This typically includes: coffee shops, donut and bagel shops, sandwich shops, ice cream parlours, dessert shops, and bakeries.

Storage Facility – a building or buildings containing separate secured indoor storage units each of which unit is no greater than 75 m² in area, designed to be rented or leased for private storage of personal goods, materials and equipment, household goods, furniture, general merchandise and vehicles, excluding: highly flammable substances, chemicals, odorous, explosive or other inherently dangerous or noxious goods; and hazardous substances as defined in this bylaw.

Street – a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting properties, but shall not include an easement or lane.

Structure – anything that is built, constructed, or erected, located on the ground, or attached to something located in or over the ground.

Structure, Temporary – anything that is built, constructed, or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Substantial Roof Structure – where a building on a lot is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of

the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.

Tannery – a place where hides are processed to make leather.

Tavern – for the purposes of this bylaw, means a business operated by a person to whom the Saskatchewan Liquor and Gaming Authority has issued a permit where the primary business to be conducted in the sale of beverage alcohol for consumption on the premises.

Temporary Shelter Services – a use sponsored or supervised by a public authority or by a non-profit agency for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical uses include overnight shelters.

Temporary Structure – see Structure, Temporary.

Temporary Use – a use established for a fixed period of time that is to be discontinued upon the expiration of the time period specified for that use.

Tent/Truck Sale of Goods - means a truck or mobile trailer from which produce (fruits, vegetables, grains), meat, cheese or bakery products is sold directly to customers, but where there is no preparation of food.

Tourist Camp – a facility for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreation vehicles; and does not include a motel or hotel.

Town – the Town of Creighton.

Townhouse Dwelling – see Dwelling, Townhouse.

Training Facility – a use which provides for the education and training to persons over 15 years of age. Typical uses include driver education and food safety training.

Undertaking Establishments – a building designed for the purpose of furnishing supplies, funerals, viewing and related services to the public and includes facilities for the preparation for the dead human body for interment but does not include cremation.

Units of Measure – units of measure in this bylaw are abbreviated as follows:

- m – metre(s)
- m² – square metre(s)
- ft – feet
- ft² – square feet

Use – the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

Vehicle Storage– the temporary storage of vehicles in permitted areas.

Veterinary Services – development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This includes: pet clinics, small animal veterinary clinics, and veterinary offices, but does not include animal hospital and shelter.

Warehouse – a commercial or industrial development for the indoor storage of equipment, goods, motor vehicles, recreation vehicles, materials or products.

Warehouse Sales – development used for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size of the nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This typically includes development where principal goods being sold are items such as furniture, carpet, major appliances, and building supplies and materials, and includes uses such as home supply and lumber retail stores.

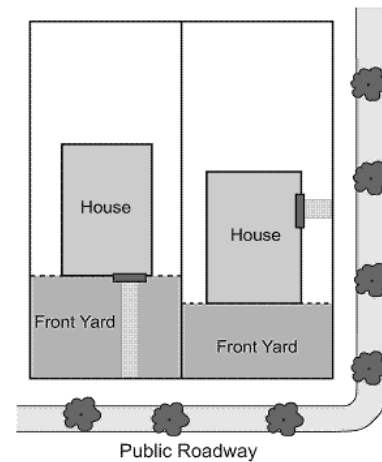


Figure 16: Front Yard

Waste Disposal – process of collection, distribution, and treatment of liquid and solid waste material within the Town of Creighton.

Water Supply – the location where the Town of Creighton attains its municipal drinking water.

Work Camp – a use of land within a zoning district for the temporary residential accommodation of personnel. Includes accommodation in the form of mobile homes, trailers, tent trailers, tents.

Yard – any part of a lot unoccupied and unobstructed by any principal building or structure.

Yard, Front – means the portion of a lot abutting the front lot line extending across the full width of the lot, situated between the front lot line and the nearest wall of the principal building (Figure 16: Front Yard).

Yard, Rear – means the portion of a lot abutting the rear lot line extending across the full width of the lot, situated between the rear lot line and the nearest wall of the principal building (Figure 18: Rear Yard).

Yard, Side – means that portion of a lot abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of principal building (Figure 17: Side Yard).

Zoning District – a specifically delineated area of the Municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

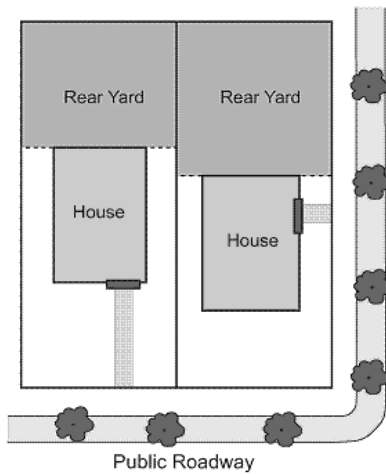


Figure 18: Rear Yard

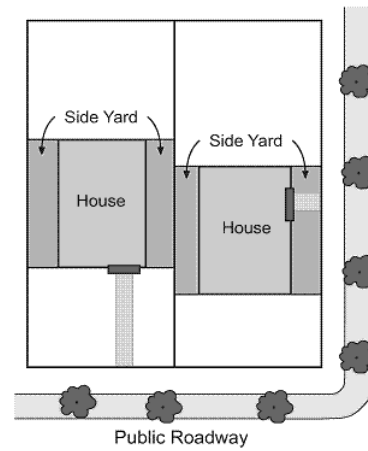


Figure 17: Side Yard