

TOWN OF RADISSON

BYLAW NO. 318

A bylaw to regulate development in the Town of Radisson so as to provide for the amenity of the town, and the health, safety and general welfare of the inhabitants.

Under the authority granted by The Planning and Development Act, 1973, the Mayor and Council of the Town of Radisson in the Province of Saskatchewan, in open meeting hereby enact as follows:

SHORT TITLE

1. This bylaw may be cited as the "Zoning Bylaw".

*bylaw 318-2014
passed 9-22-14
by Council
Revised Bylaw
Bylaw 318-2014
June 2, 2015*

DEFINITIONS

2. 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:

Accessory use - shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Alteration - shall mean any change in size, shape, character, or use of a building or structure and shall include changes in use from one type of occupancy to another; the building of additions; or the making of structural changes.

Apartment house - shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one person or one family, as distinct from a hotel, rooming house or boarding house.

Building - shall mean a structure used for the shelter or accommodation of persons, animals, goods or chattels.

Building, accessory - shall mean a subordinate detached building appurtenant to a main building or main use, and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the main building or main use.

Building, principal - shall mean a building in which is conducted the main or primary use of the site on which said building is situated.

Building line, established - shall mean the average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage has been built upon.

Council - shall mean the Council of the Town of Radisson

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 of any building or land.

Discretionary use - shall mean any development considered on its own merits and circumstances and permitted in a particular zoning district only by resolution of Council.

Dwelling unit - shall mean one or more habitable rooms constituting a self-contained independent unit and used or intended to be used together for living and sleeping purposes by a family.

Dwelling, one family - shall mean a detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as the permanent home or residence of one family.

Dwelling, two family - shall mean a building divided into two dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

Dwelling, multiple-family - shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and shall include amongst others, terrace or row houses and apartments as distinct from a boarding or lodging house, rooming house, hotel or motel.

Dwelling, semi-detached - shall mean two dwelling units side by side as one cohesive unit in terms of architectural design, appearance and construction material, with a common party which separates without opening, the two dwelling units throughout the entire structure.

Family - shall mean one person or two or more persons who are related by blood, marriage, or operation of law who occupy the same dwelling unit; or a group of five or fewer persons not necessarily interrelated but living together as a single family housekeeping unit in a dwelling unit.

Floor area - shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling any private garage, porch, verandah, sunroom, unfinished attic or unfinished basement.

Garage, private - shall mean a building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity of not more than two vehicle spaces for each dwelling unit to which the garage is accessory.

Garage, public - shall mean a building or part of a building other than a private garage used for the storage, care, repair servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display.

Home occupation - shall mean an occupation, trade, profession or craft customarily conducted entirely within a residential building and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling, and does not change the character thereof.

Hotel - shall mean a building or structure or part of a building or structure kept, used or advertised as a place where sleeping accommodation with or without meals is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, lodging or rooming house, or tourist home.

Lane - shall mean a secondary public thoroughfare intended primarily to give access to the rear or side of abutting property.

Mayor - shall mean the Mayor of the Town of Radisson

Minister - shall mean the Minister of Municipal Affairs for the Province of Saskatchewan.

Mobile home - shall mean a trailer coach that is used as a dwelling for permanent or year-round living, and that has water faucets and a shower head or bath tub that may be connected to a water distribution system, and that has a wash basin and water closet that may be connected to a sewerage system.

Mobile home lot - shall mean a lot, parcel or piece of land for the placement of a mobile home and for the exclusive use of its occupants.

Mobile home park - shall mean any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured 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 park, but does not include an industrial or construction camp or any such park if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

Mobile home subdivision - shall mean any registered subdivision of land containing lots under either freehold or leasehold tenure for the purpose of accommodating mobile homes in such a manner that each mobile home is situated on its own lot and in which all such lots, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Motel - shall mean a series of dwelling units, intended for the use of automobile transients, each unit containing at least a bedroom and bathroom, and each unit having convenient access to a parking space for the use of the occupants.

Non-conforming use - shall mean any use of land, building or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zoning district in which it is located.

Parking lot - shall mean an open area, other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation, or as an accommodation for clients and customers.

Parking space, automobile - shall mean a space within a building or parking lot for the parking of one (1) automobile including convenient access to a public lane or street.

Public utility - shall mean a business or service which engages irregularly supplying the public with a service or commodity which is of public consequence and need and which provides this service or commodity to an entire population and is not restrictive to any particular segment of the population.

Row house or terrace house - shall mean a building divided into three or more dwelling units located side by side under one roof and sharing party walls.

Shopping centre - shall mean a building or group of buildings on the same site, in which more than four (4) of the permitted uses are located together for their mutual benefit, including the use of off-street parking and other joint facilities.

Sign - shall mean any device, letter, figure, symbol, emblem, or picture, which is affixed to or represented directly or indirectly upon a building, structure or a 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.

Site - shall mean an area of land considered as a unit devoted to a certain use, or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site coverage - shall mean the percentage of the site upon which is enclosed or covered by a building or buildings.

Site line, front - shall mean the boundary that divides the site from the street. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street.

Site line, rear - shall mean the boundary at the rear of the site and opposite the front site line.

Site line, side - shall mean a site boundary other than a front or rear site line.

Street - shall mean a public thoroughfare which affords the principal means of access to abutting property.

Structure - shall mean anything that is built, constructed or erected and located on the ground, or attached to something located on the ground.

Tourist campsite - shall mean a site which provides for the temporary location of tents and trailers used by travellers and tourists for overnight accommodation.

Town - shall mean the Town of Radisson

Town Clerk - shall mean the Town Clerk of the Town of Radisson

Trailer coach - shall mean any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

Yard - shall mean any part of a site unoccupied and unobstructed by any main building.

Yard, front - shall mean a yard extending across the full width of a site between the front line of the site and the nearest main wall of the main building or structure on the site.

Yard, rear - shall mean a yard extending across the full width of the site between the rear line of the site and the nearest main wall of the main building or structure on the site.

Yard, side - shall mean a yard extending from the front yard to the rear yard between the side line of a site and nearest main wall of the main building or structure on the site.

SCOPE

3. No development shall hereafter be permitted within the limits of the municipality, except in conformity with the provisions of this bylaw.

PART IZONING DISTRICTS4. Classification of Zoning Districts

In order to carry out the purposes and regulations of this bylaw the municipality is hereby divided into (6) classes of zoning districts to wit:

- UR - Urban Reserve District
- R - Residential District
- MH - Mobile Home District
- C₁ - Commercial District
- C₂ - Highway Commercial District
- M - Industrial District

5. Boundaries of Zoning Districts

The boundaries of such districts referred to in Section 4, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map." Where shown along streets and lanes the boundaries, unless otherwise indicated on the map, shall be interpreted to be the boundaries of the allowances of the streets and lanes; where zoning district boundaries are not shown along streets and lanes and where the property has been subdivided into blocks of lots, the boundaries shall be construed to be the lot lines; in unsubdivided land the boundaries shall be determined by the scale shown on the map.

6. The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in the Bylaw No. 318", adopted by the Town of Radisson and signed by the Mayor and Town Clerk under the seal of the Town, shall be known as the "Zoning District Map," and such map is hereby declared to be an integral part of this bylaw, as if embodied herein.

7. District Schedules

The following are the schedules of uses and regulations pertaining to the various zoning districts under this bylaw:

7.1 UR Urban Reserve District

The purpose of this district is to reserve unsubdivided lands within the municipality for future urban development.

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described as an UR Urban Reserve District, only the following uses shall be permitted:

A. Existing agricultural uses.

B. Recreational

Sports fields, parks, golf courses, curling rinks, skating rinks, and other similar uses.

C. Public utility uses and structures.

D. Offices and clinics of veterinary surgeons.

E. Churches and cemeteries.

F. Radio and television buildings and transmitters and other similar communication uses.

G. Accessory buildings and uses

Buildings, structures or uses accessory to and located on the same site with the main use including single-family dwellings accessory to the main use and occupied by the owner, caretaker, or manager of the main use.

(2) Regulations

No future subdivision or development shall be permitted unless the subdivision is for one of the permitted uses and in the opinion of Council it will not prejudice the future economical subdivision or servicing of the land.

(3) Rezoning of land

Proposed rezoning of land from UR Urban Reserve

District to another land use shall be considered only on the basis of an overall plan for the area. The proposed development in the opinion of Council shall constitute orderly and economic development with regard to adjacent land uses, and future service requirements such as roads, schools and utilities.

- (4) Signs and billboards are prohibited except for signs showing the names of occupants, information signs bearing no advertising, and signs bearing notices of sale or lease. No sign shall have a facial area exceeding four (4) square feet.

7.2 R Residential District

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site in any district defined, designated, or described in this bylaw as an R Residential District only the following uses shall be permitted:

A. Residential

- (1) One-family dwellings;
- (2) Two-family dwellings;

B. Home Occupations

Offices of physicians, opticians, dentists, lawyers, insurance salesmen, drugless practitioners, clergy-men, artists, hairdressers, dressmakers, milliners, seamstresses, music teachers and tutors.

C. Institutional

- (1) Churches, religious institutions;
- (2) Lodges, fraternal organizations;
- (3) Schools, educational institutions;
- (4) Hospitals, sanatoria, clinics;
- (5) Libraries, cultural institutions;
- (6) Homes for the aged;
- (7) R.C.M.P. Barracks

D. Recreational

Public sports fields, parks, skating and curling rinks and other similar uses.

E. Public utility structures and uses.

F. Uses Permitted at Council's Discretion

The following uses shall be permitted by resolution of Council and in locations specified in such resolution of Council:

Multiple-family dwellings

Where multiple-family dwellings are established the regulations of Section 7.2(2)C shall apply.

G. Accessory

Buildings, structures or uses accessory to and located on the same site with the main use.

(2) RegulationsA. One-family dwellings

Minimum site area -

5,000 sq. ft. regardless of whether the site is served by a lane.

Minimum site frontage -

rectangular lots shall have a minimum frontage of 50 ft regardless of whether the site is served by a lane;

non-rectangular lots shall have a minimum frontage of 35 ft. and a minimum mean width of 50 ft.

Minimum front yard -

20 feet

Minimum side yard -

4 feet

Minimum rear yard -

25 feet

Minimum floor area -

700 sq. ft.

B. Two-family dwellings

Minimum site area -

6,000 sq. ft. regardless of whether the site is served by a lane.

Minimum site frontage -

60 feet regardless of whether the site is served by a lane;

rectangular lots shall have a minimum frontage of 60 ft regardless of whether the site is served by a lane;

non-rectangular lots shall have a minimum frontage of 45 ft. and a minimum mean width of 60 feet.

Minimum front yard -

20 feet

Minimum side yard -

4 feet

Minimum rear yard -

25 feet

Minimum floor area -

700 sq. ft. per dwelling unit.

C. Multiple-family dwellings

(1) Apartment houses

Minimum front yard - 20 feet

Maximum site coverage

interior lot
corner lot

50%
60%

Minimum side yard

12 feet or one-half the average wall height, whichever is the greater

Minimum floor area -

500 sq. ft. per dwelling unit except in the case of apartments intended for single-person or two-person occupancy in which case the minimum floor area shall be 300 sq. ft.

(2) Boarding, Lodging, Rooming Houses - are subject to all the regulations pertaining to two-family dwellings in this district. Each person staying in a boarding or rooming house must be provided with at least 150 sq. ft. of private living space. Each person must have access to a heated water closet located on the same floor as his room.

Not more than six (6) people shall share any water closet.

(3) Row Houses

Minimum site area -	6,000 sq. ft.
Maximum site coverage -	40%
Minimum front yard -	20 feet
Minimum side yard -	7 feet on the side of each end unit
Minimum floor area -	500 sq. ft. per dwelling unit.

D. All Other Uses

Minimum site area -	5,000 sq. ft. regardless of whether the site is served by a lane.
Minimum site frontage -	50 feet regardless of whether the site is served by a lane.
Minimum front yard -	20 feet
Minimum side yard -	5 feet Institutional uses however shall provide side yards of 10 ft. or one-half the building height, whichever is greater.
Minimum rear yard -	25 feet
Minimum floor area -	1,000 sq. ft.

E. All accessory buildings shall not be located less than four (4) feet from the site line abutting the street or lane. No accessory building shall be located in the front yard.

F. Home occupations

Home occupations shall be located in detached one-family dwellings used as the practitioners own private residence,

- No external evidence of any home occupation is permitted except for a business or professional sign or notice not exceeding one (1) square foot in area.

- Home occupations shall be conducted entirely within the dwelling and shall not be permitted in any accessory building.

- There shall be no exterior display, no exterior storage of materials, and no other exterior indication of the home occupation or variation from the residential character of the dwelling.

G. Signs and billboards are prohibited except signs showing the names of occupants, signs bearing notices of sale or lease or other information relating to a temporary condition affecting the premises.

H. Off-street parking

Shall be provided in accordance with the schedule set out in Section 14 of this bylaw.

I. General Regulations

- No side or front yards shall be used for the storage or collection of goods or commodities or other form of materials, nor for the parking of automobiles;

- No yard or portion thereof shall be used for the storage of machinery.

J. Residential fencing

Residential fencing shall be a maximum of 6 ft. high in the rear and side yard and a maximum of 30 inches high in the front yard.

(1) Uses Permitted

Subject to all other provisions of these controls, no building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged and maintained in the Residential Mobile Home areas designated or described in this control as a Mobile Home District except for the following uses:

- A. mobile homes;
- B. playgrounds;
- C. parks;

D. Uses permitted at Council's discretion

The following uses shall be permitted by resolution of Council and in locations specified in such resolution of Council:

day care centres;
confectionery stores;
laundromats;

- E. An accessory building or structure which specifically includes but is not limited to a porch, a canopy, an addition, ~~an oil tank covering~~ and mobile home skirting all of which shall be designed and clad in keeping with the original mobile home.

F. Accessory buildings or structures including:

- i. one carport not more than 12'-0 wide by 20'-0 deep perpendicular in depth to the access road and may be roofed and enclosed on two sides;
- ii. a private garage roofed and enclosed on all sides and not exceeding 24'-0 wide by 24'-0 in depth, perpendicular to the access road;
- iii. one private storage building not more than 8'-0 high by 10'-0 long by 8'-0 wide;

- G. A name plate having one and a half square feet of area utilized for identification of each Mobile Home lot.

(2) Regulations

A. Minimum site area - 5,000 sq. ft.

B. Minimum site frontage - rectangular lots -
50 ft.

- non rectangular lots shall have a minimum frontage of 35 ft. and a minimum mean width of 50 ft.

C. Minimum yard front - single-wide mobile home 15 ft.
double-wide mobile home 20 ft.

D. Minimum yard, side 4 ft.

E. Minimum yard, rear - 25 ft. or 25% of the depth of
the site whichever is the greater.

F. Floor area - minimum - 700 sq. ft.

G. Every single-wide Mobile Home may have an addition, provided the same is otherwise permitted hereunder, and provided such addition projects not more than twelve (12) feet, provided the required four (4) ft. side yard remains.

H. Every mobile home lot may have one private storage building located in any side yard provided the required four-foot side yard remains.

I. Signs and billboards are prohibited except those showing the names of occupants, and signs bearing notices of sale or lease or other information relating to a temporary condition affecting the premises. No sign shall have a facial area exceeding one (1) square foot.

J. Off-street parking shall be provided in accordance with the schedule set out in Section 14 of this bylaw.

K. Residential fencing shall be a maximum of 6 ft. high in the rear and side yard and a maximum of 30 inches high in the front yard.

L. All accessory buildings with a door or doors opening onto a street or lane shall not be located less than four (4) feet from the site line abutting the street or lane.

(3) General Regulations

A. No side or front yards shall be used for the storage or collection of goods, commodities, or

Other form materials.

B. No yard or portion thereof shall be used for the storage of machinery.

7.4. C.1 Commercial District

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a C1 Commercial District, only the following uses shall be permitted:

A. Commercial

- (1) Banks, offices, studios;
- (2) Bakeries with retail sales;
- (3) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repairs and similar types of personal service establishments.
- (4) Bus terminals;
- (5) Hotels;
- (6) Medical and dental offices and clinics;
- (7) Printing plants, newspaper offices;
- (8) Restaurants, confectioneries and other places for the sale and consumption of food and related items.

(9) Retail stores;

(10) Service stations;

- (11) Theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks;

(12) Undertaking establishments;

- (13) Licensed beverage rooms and other places for the sale and consumption of beer, wine, and spirits with or without food.

(14) Federal, Provincial and Municipal buildings.

B. Institutional

- (1) Churches, church halls;
- (2) Lodges, fraternal organizations, social clubs;
- (3) Libraries, cultural institutions;
- (4) Regional health centres.
- (5) Fire hall, municipal offices.

C. Residential

Dwelling units above stores or commercial establishments.

D. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or uses, including dwelling units for caretakers, owners or managers of any of the permitted uses.

(2) Regulations

- A. Site area - minimum - service stations - 10,000 sq.ft
all other uses - 3,000 sq. ft
- B. Site frontage - minimum - service stations -100 feet
all other uses - 25 feet
- C. Yard, front - minimum - service stations - 25 feet
all other uses - no requirement
- D. Yard, side - where the side of a site in any C 1 Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least five (5) feet shall be provided.
- E. Yard, rear - where the rear of a site in any C₁ Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least twenty (20) feet shall be provided.
- F. All accessory buildings shall not be located less than four (4) feet from the site line abutting a street or lane.
- G. All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles.
- H. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises. Permitted signs shall be subject to the following requirements:

- (1) No more than one (1) sign shall be permitted on the premises;
 - (2) No sign shall be in excess of thirty-six (36) square feet in area. Permitted signs may be double faced.
 - (3) No sign shall be illuminated unless the source of light is suitably shielded.
 - (4) The maximum height of any sign shall be twenty (20) feet.
- I. All permitted dwelling units and secondary commercial uses shall have a minimum floor area of 500 sq. ft. All dwelling units and secondary commercial uses shall have an entrance from the street separate from that of the store or commercial establishment. Dwelling units and secondary commercial uses must be provided with a fire exit separate from the required entrance from the street.
 - J. Off-street parking shall be provided in accordance with the schedule set out in Section 14 of this bylaw.

7.5 C.2 Highway Commercial District

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a C.2 Commercial District, only the following uses shall be permitted:

A. Commercial

- (1) Bus terminals;
 - (2) Lumber and building supply establishments;
 - (3) Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment;
 - (4) Theatres, assembly halls, dance halls, commercial recreation establishments;
 - (5) Veterinary hospitals and offices of veterinary surgeons;
- (6) Restaurants.
- #### B. Accessory
- Buildings, structures or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, owners or managers of any of the permitted uses.

(2) Regulations

- A. Minimum Site area - 12,500 sq. ft.
- B. Minimum site Frontage - 100 feet
- C. Minimum front yard - 25 feet
- D. Minimum side yard 10 feet on each side
- E. Minimum rear yard 10% of the depth of the site.
- F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

(1) No more than two (2) signs shall be permitted on the premises;

(2) No sign shall be in excess of thirty-six (36) square feet in area, but the two permitted signs may be combined and the total facial area shall not exceed seventy (70) square feet.

Each sign may be double faced;

(3) No sign shall be illuminated unless the source of light is steady and suitably shielded.

(4) The maximum height of any sign shall be twenty (20) feet.

G. Off-street parking shall be provided in accordance with the schedule set out in Section 14 of this bylaw.

7.6 M Industrial District

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated, or described in this bylaw as an M Industrial District, only the following uses shall be permitted:

A. Industrial

- (1) Lumber and building supply establishments;
- (2) Service stations and garages;
- (3) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment;
- (4) Auto body shops;
- (5) Car washing establishments;
- (6) Shops of plumbers, pipe fitters and metal workers;
- (7) Wholesale establishments;
- (8) Railways and ancillary railway functions;
- (9) Public Utility Structures and Uses;
- (10) General Contractors and tradesmen.

B. Uses Permitted at Council's Discretion

The following uses shall be permitted by resolution of Council and in locations specified in such a resolution of Council. Where established Council shall specify the regulations governing site and structure that shall apply.

Abattoirs;
Bulk Oil Dealers;
Grain elevators, feed mills, seed cleaning plants;
Fertilizer Dealerships;
Junk yards;
Manufacturing, processing and packing plants;
Machine shops, foundry works, boiler works;
Tanneries and hide storage.

C. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, owners or managers of any of the permitted uses.

(2) Regulations

- A. Minimum site area - 10,000 sq. ft.
- B. Minimum site frontage - 100 feet
- C. Minimum yard, front - 15 feet
- D. Minimum yard, side - 10 feet on each side
- E. Minimum yard, rear - 10% of the depth of the site, except where the rear yard abuts a railway no rear yard is required.
- F. All accessory buildings shall not be located less than four (4) feet from the site line abutting the street or lane.
- G. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises. Permitted signs shall be subject to the following requirements:
 - (1) No more than two (2) signs shall be permitted on the premises;
 - (2) No sign shall be in excess of thirty-six (36) square feet in area, but the two permitted signs may be combined and the total facial area shall not exceed seventy (70) square feet. Each sign may be double faced;
 - (3) No sign shall be illuminated unless the source of light is steady and suitably shielded;
 - (4) The maximum height of any sign shall be twenty (20) feet.
- H. Off-street parking shall be provided in accordance with the schedule set out in Section 14 of this bylaw.
- I. In the M Industrial District, where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

PART II

GENERAL REGULATIONS8. Minimum Yards Required

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

9. Projections in Yards

Where minimum front or rear yards are required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of six (6) feet. Where minimum yards are required in any district, such requirement shall not apply to prevent the construction or location of a chimney or of a roof overhang of two feet or less.

10. Building lines

Where a building line in any residential district has been established by existing buildings in a block, and is less than 20 feet from the street line, new construction may conform to the established building line, provided that the established building line is not less than 15 feet from the street line, and provided that Council, by resolution, or bylaw permits conformation to the established building line.

11. Number of principal buildings permitted on a site

Not more than one principal building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, nursing homes and homes for the aged.

12. Private garages attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.
13. Service Stations
- (1) Service stations shall have a minimum frontage of 100 feet.
 - (2) Where service stations occupy a corner site, only one access point shall be located on the flanking street.
 - (3) Fuel pumps and other accessory equipment shall be located at least twenty (20) feet from any street or lot line.
 - (4) All automobile parts, dismantled vehicles and similar articles shall be stored within a building, except on those sites located in an Industrial District.
14. Off-Street Parking - shall be provided in accordance with the following schedule:

Zoning DistrictUseNumber of Spaces Required

(1) R Residential District

Residential

1 parking space for each dwelling unit

Public School)
Private School)
Separate School)

1 parking space for each staff member

High School)
Collegiate)

1 parking space for each staff member, plus
3 parking spaces for each classroom

Auditoriums,
Churches, and
other places of
Public Assembly

3 parking spaces for each 10 seats provided for patrons

Other
Institutional
Buildings

1 parking space for each 200 sq. ft. of building floor area

(2) C 1 Commercial District

Stores, shops
offices

1 parking space for each 200 sq. ft. of building floor area

Restaurants
and other
eating places

1 parking space for each 4 seats

Theatres, other
Churches, other
places of Public
Assembly

1 parking space for each 4 seats provided for patrons

Hotels

1 parking space for each 2 guest sleeping rooms

Dwellings

1 parking space for each dwelling unit

All other
buildings

1 parking space for each 300 sq. ft. of building floor area

(3) C 2 Commercial District

Motels

1 parking space for each unit

Restaurants

1 parking space for each 4 seats

Accessory
Dwellings

1 parking space per dwelling unit

All other
buildings

1 parking space for each 300 sq. ft. of gross floor area

(4) M Industrial District

All main
buildings
or uses

1 parking space for
each 500 sq. ft. of
gross floor area, or
1 space for each 3
employees, whichever
is the greater

15. Payment in Lieu of Required Off-Street Parking Facilities

- (a) Pursuant to Section 61 of The Planning and Development Act, 1973, the Council may exempt any person who constructs a new building or structure permitted in the C1 Commercial District from the requirement of providing the off-street parking facilities where, in lieu thereof, he pays or agrees to pay the Council the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required by an assessment of times the general mill rate for that year and that the entire payment in lieu thereof shall be adequate for the duration of the existence of the building on the site.
- (b) The payment of or agreement to pay such sums of money shall be subject to such terms and conditions as Council may determine.
- (c) A person who pays or agrees to in writing to pay the sum he is required to pay in lieu of providing off-street parking facilities shall not be required to provide those facilities in lieu of which the payment or agreement to pay is made and the buildings or structures in respect of which such payment or agreement to pay is made shall be treated as having the required off-street parking facilities.

16. Parking spaces required in any commercial district may be located within 500 feet of the main building or use, provided such spaces are located in a Commercial or Industrial District.
17. In any M Industrial District, where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

PART III

ADMINISTRATION

18. Administrative Procedure

- (1) The Town Clerk of the Town of Radisson shall be responsible for the administration of this bylaw.
- (2) Every person, before commencing any development within the municipality, shall apply to the municipal officer charged with the administration of this bylaw for a permit to carry out such development.
- (3) With every application for a development permit within the municipality, two copies of a layout or site plan showing the dimensions of the site and the size and location on the site of any development, shall be submitted for approval to the municipal officer charged with the administration of this bylaw, together with such other information as he may require for the proper enforcement of this bylaw.

- (4) When the application is approved, one copy of the layout or site plan shall be returned to the applicant bearing an appropriate indication that it has been approved; if the application is not approved, the layout or site plan shall be returned to the applicant with the reasons for refusal noted thereon and the applicant shall be advised of any right to appeal that refusal to the Zoning Appeals Board, subject to the provisions of The Planning and Development Act, 1973.
- (5) No development shall commence until a permit to carry out such development has been obtained from the officer responsible for the administration of this bylaw.
- (6) When an application is made to the Council of the Town of Radisson for an amendment to this bylaw, such application shall be accompanied by an application fee of fifty (\$50.) dollars.

19. Zoning Appeals Board

- (1) Council shall appoint a Zoning Appeals Board in accordance with the provisions of Section 60 (1) of The Planning and Development Act, 1973.
- (2) Appeals in writing may be made to the Zoning Appeals Board by any person who:
- (a) alleges that the council or any person acting for or on behalf of the council has misapplied the bylaw in a particular case; or
- (b) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or other unspecified unusual condition of a specified property.

- (3) A person who appeals under clause (b) of subsection (2) shall not be entitled to have his appeal allowed if:
- (a) the unusual condition is the result of his or the property owner's own action;
 - (b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district, or
 - (c) a relaxation of the provisions of the bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.
- (4) In making an appeal to the Zoning Appeals Board the provisions of Section 83 of The Planning and Development Act, 1973, shall apply.

PART IV

NON - APPLICATION

20. This bylaw is subject to the exemptions provided for non-conforming uses by Sections 75 to 80 inclusive of The Planning and Development Act, 1973.
21. The regulations of this bylaw shall not apply to the carrying out of any operations for the purpose of erecting structures or installing, inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or other similar apparatus required in connection with any lawful use of buildings or land.

OFFENCES AND PENALTIES

22. Prosecution for breach of this bylaw comes under Section 202 of The Planning and Development Act, 1973.

EFFECTIVE DATE OF THE BYLAW

23. This bylaw shall come into force on the date of final approval by the Minister.

Certified a true copy of

Bylaw No. 318

adopted by resolution of

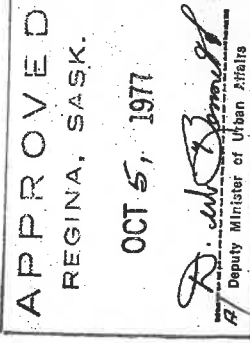
Council on the 11th

day of April A.D., 1977

Mayor

This is exhibit "A" referred to in the
affidavit of Frederick Mary Sneyd
sworn before me this 21st day of
Sept A.D. 1977

Shirley Morris
A Commissioner for Oaths in and for
the Province of Saskatchewan.
My Appointment expires Dec. 31, 1982.



Town Clerk

Secretary Treasurer

BYLAW NO. 312

Councillor Tokle: That the Bylaw No. 312 being Bylaw known as Zoning Bylaw be read the first time.

Bylaw No. 312 received its first reading May 3rd, 1976.
Carried.

Councillor Tokle: That the Bylaw No. 312 being known as the Zoning Bylaw be read the second time. Bylaw No. 312 received its second reading June 7th, 1976.
Carried.

Councillor Tokle: That the Bylaw No. 312 being known as the Zoning Bylaw be read and forming a part of these minutes be read a third time.

Bylaw No. 312 received its third reading July 28, 1976.

Carried. Unanimously.

Councillor Tokle: That Bylaw No. 312 as set out and in forming part of these minutes be adopted, sealed and signed by the presiding officer and secretary-treasurer.
Carried.

Mayor Shipowich Declared Bylaw No. 312 adopted.



Secretary-Treasurer

Mayor

Certified a true copy of Bylaw passed
by resolution of the Council
June 28, 1976.

Mayor



Secretary-Treasurer