



Town of Radisson Zoning Bylaw Bylaw No. 2025-03



Town of Radisson

Bylaw No. 2025-03

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Town of Radisson hereby adopts the Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. That Bylaw No. 318, known as the Zoning Bylaw and all amendments thereto, is hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 26th day of February, 2025

Read a second time 16th day of July, 2025
this

Read a third time and 16th day of July, 2025
passed this



Mayor



Administrator



Town of Radisson
Schedule "A" to Bylaw No. 2025-03



Mayor



Administrator



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1. Introduction

1.1 Title

- .1 This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Radisson.

1.2 Legislative Authority

- .1 This Bylaw is passed pursuant to the authority of *The Planning and Development Act, 2007*.

1.3 Purpose

- .1 The purpose of this Bylaw is to implement and enforce the policies of the Redberry Lake Biosphere Reserve District Sustainability Plan (District Plan) and Town of Radisson Sustainable Official Community Plan (Official Community Plan) with respect to land-use and development in the Town of Radisson. This includes measures to:
 - a. Minimize land-use conflicts;
 - b. Establish minimum standards to maintain the amenities of the municipality;
 - c. Ensure development is consistent with the physical limitations of the land;
 - d. Restrict development that places undue demand on the municipality for services; and
 - e. Provide for land-use and development that is consistent with the goals and objectives of the municipality.
- .2 Development shall be permitted within the municipal boundaries of the Town of Radisson only when in conformity with the provisions of this Bylaw, the District Plan, Official Community Plan, and *The Planning and Development Act, 2007*.

1.4 Severability

- .1 Any decision granted by the Development Appeal Board (DAB), Saskatchewan Municipal Board (SMB), or the Provincial/Federal Courts, that proves one or more section, clause, or provision of this Zoning Bylaw, including anything shown on the Zoning District Map, to be invalid, in whole or in part, does not impact the validity, effectiveness, or enforceability of the other provisions of this Bylaw.



1.5 Interpretation

- .1 The regulations within this Zoning Bylaw are written using specific planning terminology to ensure the intentions are clear and are to be interpreted as follows:
 - a. **“Shall”** is an operative word which means the action is obligatory;
 - b. **“Should”** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken; and
 - c. **“May”** is an operative word meaning a choice is available, with no particular direction or guidance intended.
- .2 Whether actions or decisions are mandatory or voluntary, Council may include prerequisites or conditions which must be fulfilled before that action or decision may be taken. Several additional definitions for words and terms used in this Bylaw are included in Appendix A.
- .3 All Bylaw requirements shall be based on the stated metric units. Imperial units shown shall be approximate guidelines only.
- .4 Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.





2. Administration

2.1 Development Officer

- .1 The Town Administrator shall be the Development Officer responsible for the administration of this Bylaw. In their absence, these responsibilities may be carried out by such other municipal employee as the Council designates from time to time.
- .2 The Development Officer shall:
 - a. Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements;
 - b. Maintain, for inspection by the public during office hours, a copy of this Bylaw, the zoning district map and amendments, and ensure that copies are available to the public at a reasonable cost;
 - c. Make available, for public inspection during office hours, a register of all development permits and subdivision applications and decisions;
 - d. Collect development fees, according to the fee schedule established in this Bylaw or any other Development Fee Bylaw adopted by the Town; and
 - e. Perform other duties as determined by Council.

2.2 Council

- .1 Council shall make all decisions regarding discretionary uses, development and servicing agreements, and zoning bylaw amendments.
- .2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- .3 Council shall act on discretionary use, re-zoning, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the District Plan and Official Community Plan.

2.3 Development Permit

- .1 Unless the proposed development or use is exempt from Development Permit requirements, before commencing any principal or accessory use development, including a public utility use, every developer shall:
 - a. Complete and submit a Development Permit application, including a site plan that accurately depicts:



- i. Property boundaries;
 - ii. The proposed and existing buildings or structures;
 - iii. Setback distances from property lines and adjacent buildings;
 - iv. Any landscaping, access, and parking details; and
 - v. Any additional information required by the Development Officer or Council.
 - b. Receive a Development Permit for the proposed development.
- .2 A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw, the District Plan, or the Official Community Plan.
- .3 Except where a particular development is specifically exempted by Section 2.4 of this Bylaw, no development or use shall commence without a Development Permit first being obtained.

2.4 Development Not Requiring a Permit

The following development and uses do not require the submission and approval of a Development Permit in all zoning districts:

- .1 **Municipal Uses**
- a. All uses and buildings undertaken, erected, or operated by the municipality, unless such use is deemed a discretionary use in the applicable zoning district.
- .2 **Internal Alterations**
- a. Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site; and
 - b. Internal alterations and maintenance to all other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building does not change.
- .3 **Landscaping**
- a. All landscaping, including trees or shelterbelts, driveways, and parking areas, provided that the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted; and
 - b. The erection of a fence, gate, or other screening device in accordance with the regulations listed herein.
- .4 **Keeping of Domestic Animals**
- a. All uses are subject to relevant municipal bylaws and legislation governing noise and public health.



- .5 **Telecommunications and Solar Collectors/Energy System (Private) (Accessory Use)**
 - a. Any freestanding or mounted satellite dish, tower, solar collector, or other similar and supporting structures, which are not the principal use of the property.
- .6 **Temporary Uses and Structures**
 - a. Membrane-covered structures for use as a portable storage shed or garage given that these are well maintained; and
 - b. Other temporary structures or uses.
- .7 **Accessory Uses and Structures**
 - a. All uses which are accessory to an established principal use, in accordance with any other applicable regulations herein; and
 - b. The erection of buildings 9.3 m² (100 ft²) or smaller, and a maximum height of 2.5 m (8 ft).
- .8 **Signage**
 - a. The erection of a sign does not require the submission of a Development Permit application, however all signs, either permanent or temporary, must be in accordance with Section 3.26 Sign Regulations and any further restrictions listed in the zoning district where the sign will be installed.

2.5 Uses Permitted in All Zoning Districts

- .1 Nothing in this Bylaw shall prevent the use of any land as a public street or public park.
- .2 Food production such as fruit, vegetable, community gardens, and other plant productions uses excluding cannabis production are permitted in all zoning districts.
- .3 Public works and facilities, except waste disposal facilities, may be established in all zoning districts and shall be exempt from the provisions of every zoning district.
- .4 Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works.
- .5 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign of notice of any local or other government department or authority.



2.6 Licenses, Permits, and Compliance with Bylaws and Legislation

- .1 The municipality shall consider developments in accordance with *The Municipalities Act*.
- .2 In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.
- .3 Nothing in this Bylaw shall exempt any person from complying with the requirements of a Building Bylaw or any other Bylaw in force within the municipality, or law within the Province of Saskatchewan or Canada.
- .4 Nothing in this Bylaw shall exempt any person from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Town of Radisson or any law of the Province of Saskatchewan or Canada.
- .5 Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the provincial and federal regulations shall prevail.

2.7 Supplementary Information Requirements

The following supplementary plans, reports, or studies may be required, with Town's approval, for any new development or re-development of a site through a subdivision, re-zoning, or a Development Permit application.

- .1 A Concept Plan that may include all/any of the following:
 - a. Overall layout of the development/site;
 - b. Proposed and existing land uses;
 - c. Proposed setbacks to property lines;
 - d. Proposed phasing of the development;
 - e. Density of the development/site;
 - f. Numbers and sizes of proposed lots/units;
 - g. List and layout of proposed servicing and utilities;
 - h. Existing environmentally sensitive or hazardous lands;
 - i. Existing heritage and/or archaeological areas;
 - j. Surrounding and proposed transportation systems;
 - k. Access points and internal circulation;
 - l. Location and size plans for open space, pathways, buffer areas;
 - m. Proposed signage and design; and
 - n. Any other information required by the Town.



- .2 A Landscape Plan that may include all/any of the following:
 - a. Location of all existing and proposed buildings/structures;
 - b. Location of all above and below ground utilities, water, sewer, gas electrical, power, etc;
 - c. Location, height, and material of any proposed screening, fencing and berms;
 - d. Location, type, and complete description of plant materials, including names, locations, quantities, heights, and spacing at installation;
 - e. Location of all existing hard surfaces, parking areas, sidewalks, driveways, patios, etc;
 - f. Location and type of all existing vegetation to be preserved, as well as a description of how existing vegetation will be preserved during construction;
 - g. Location, size, and type of proposed seating, lighting and other outdoor features; and
 - h. Location of all new pathways and connection to any existing pathways.
- .3 A Heritage Resource Impact Assessment Report that may include all/any of the following:
 - a. The presence and location of heritage sites within the project areas;
 - b. Suitable mitigation measures that could be implemented;
 - c. The content, structure, and importance of those heritage sites; and
 - d. The need for any mitigative follow-up report.
- .4 A Public Engagement Report that may include all/any of the following:
 - a. A written report that outlines all proposed public engagement methods, opportunities, and activities as will require the Town's approval before commencement; and
 - b. In the case of completed public engagement activities, a report outlining all communication methods, public and stakeholder meetings/sessions minutes, summary of feedback from open houses, surveys, etc.
- .5 A Traffic Impact Assessment Report that may include all/any of the following:
 - a. A summary of existing traffic patterns and counts in the affected area;
 - b. The potential impact of the proposal on the road and transportation system surrounding the development;
 - c. An analysis to determine if it is possible to accommodate the proposal without the implementation of off-site changes; and
 - d. The mitigation measures and improvements that would be recommended and required to accommodate the proposal and a timeline for when these would be required.



- .6 A Vibration Impact Study that may include all/any of the following:
 - a. Description of the vibration guidelines/standards applied (methods);
 - b. Vibration sources and forecasts;
 - c. Vibration assessment; and
 - d. Recommendation of the required mitigation measures.
- .7 A Noise Impact Study that may include all/any of the following:
 - a. Description of the sound level guidelines/standards applied (methods);
 - b. Noise sources and noise level forecasts;
 - c. Noise impact assessment; and
 - d. Recommendation of the required mitigation measures.
- .8 Geotechnical Report or a Hydrogeological Report that may include all/any of the following:
 - a. Report outlining the possibility of impacts on groundwater and other environmentally sensitive areas;
 - b. Recommendation of identified areas to be avoided by development; and
 - c. Recommendation of conditions under which appropriate development may be approved.
- .9 An Aquifer Protection Plan that may include all/any of the following:
 - a. Site specific information and description of the groundwater and the local aquifer;
 - b. A description of the sensitivity of the groundwater and local aquifer with respect to potential breach, contamination, depletion or other concerns;
 - c. Consideration of the impact the proposal may have on the quality and quantity of the groundwater and local aquifer; and
 - d. An outline of proposed mitigation measures that will be implemented to preserve and protect the groundwater and local aquifer.
- .10 A Stormwater Management Plan that may include any/all of the following:
 - a. Description of the amount of anticipated stormwater level;
 - b. Site specific information and description of the available stormwater retention ponds/ lands;
 - c. Consideration of the impact the proposal may have on the available stormwater retention ponds/lands; and
 - d. Potential mitigation measures to apply where a proposed land use poses a risk of run-off or spilled contaminants hazardous to stormwater retention areas.



2.8 Development Permit Application Procedure

The following procedure shall apply to all permitted use applications:

- .1 Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer, and pay the required application fee.
- .2 The application will be examined by the Development Officer for conformance with the District Plan, Official Community Plan, this Bylaw, any other applicable policies, regulations, or municipal bylaws.
- .3 As soon as an application has been made for a Development Permit, and prior to making a decision, the Development Officer may refer the application to whichever government agencies or interested groups are considered appropriate, and may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- .4 Upon verification from any government agencies or interested groups, the Development Officer shall issue a Development Permit for use at the location and under the terms and development standards specified by the District Plan, Official Community Plan Bylaw, and this Bylaw.
- .5 A Development Permit may be approved for a limited time period when it is considered important to monitor and re-evaluate the proposal and its conformance with the provisions of this Bylaw.
- .6 The applicant shall be notified of the right to appeal a decision to the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007*.
- .7 Where the Development Officer determines that a development is being carried out in contravention of any condition of the District Plan, Official Community Plan, or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.
- .8 Where the municipality is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw, the municipality may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.



The following procedures shall apply to discretionary use applications:

- .9 Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans, and supplementary information as required by the Development Officer, and pay the required application fees.
- .10 The application will be examined by the Development Officer for conformance with the District Plan, Official Community Plan, this Bylaw, any other applicable policies, regulations, and municipal bylaws.
- .11 At the discretion of Council or the Development Officer, the application may be referred to whichever government agencies or interested groups are considered appropriate, and the application may be required to be reviewed by planning, engineering, legal, or other professionals with the cost of this review to be borne by the applicant.
- .12 The Development Officer will provide written notice of the application to all assessed landowners within 75 metres (246 ft) of the applicant's land and will provide a minimum of 21 days from the date of mailing for public comment prior to formal consideration of the application by Council.
- .13 At the discretion of Council or the Development Officer, written notice may be provided to landowners within a larger distance stated above, or to any other person(s) or organization(s) deemed necessary.
- .14 Council shall consider the discretionary use application at an upcoming regular scheduled public meeting.
- .15 Notice of the public meeting where the application will be considered will be included in the written notice mentioned above.
- .16 Council shall consider the application in accordance with Sections 4.1 and 4.2, and any criteria of the discretionary use in the intended zoning district, together with any written or verbal submissions received.
- .17 Council may approve or reject the application, or approve the application with terms and conditions or development standards, including a condition limiting the length of time that the use may be conducted on the site.
- .18 Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the zoning district in which they are located.
- .19 Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a Development Permit for the discretionary use at the location and under the terms and development standards specified by Council in its resolution.



- .20 The applicant shall be provided written notice of Council's decision regarding their application, and the applicant shall be notified of their right to appeal the decision to the Development Appeals Board.

2.9 Development Permit Validity

- .1 A Development Permit is valid for a period of twelve months unless otherwise stipulated when the permit is issued.
- .2 Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.
- .3 Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw, the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

2.10 Development Permit Application Fees

The following fees shall apply to all **Development Permit** applications unless a separate municipal Fee Bylaw is adopted as described in Section 2.10.4 and 2.10.5:

- .1 An applicant seeking the approval of a Development Permit application for a permitted use shall pay the following fee: \$100.00.
- .2 An applicant seeking the approval of a Development Permit application for a discretionary use shall pay the following fee: \$200.00.
- .3 There shall be no application fee for the following applications:
 - a. Exterior renovations to a building including, but not limited to, siding, roofing, additions, decking, or other major improvements; and
 - b. Home-based businesses.
- .4 As per *The Planning and Development Act, 2007*, Section 51, the Council may adopt a Fee Bylaw that prescribes a schedule of fees to be charged for the application, review, approval, enforcement, regulation, and issuance of:
 - a. A Development Permit;
 - b. A discretionary use;
 - c. A minor variance; and
 - d. An amendment to the Official Community Plan or Zoning Bylaw.
- .5 Where a Fee Bylaw has been adopted by the Town, the fees prescribed in the Bylaw shall be in effect.



2.11 Refusal of Development Permit Application

- .1 An application for a Development Permit shall be refused if it does not comply with all requirements in this Bylaw.
- .2 The reasons for a Development Permit refusal shall be stated on the refused Development Permit application.

2.12 Fee For Zoning Amendment Application

- .1 When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising, such as a zoning amendment, as permitted by *The Planning and Development Act, 2007*. Council also may require the applicant to pay all costs incurred in a professional review of the application and in carrying out a public hearing.

2.13 Concurrent Processing of Development and Building Permits

- .1 A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently.
- .2 Nothing in this Bylaw shall exempt any person from complying with a Building Bylaw, or any other Bylaw in force within the municipality, or from obtaining any permission required by this, or any other Bylaw of the municipality, the Province, or the Federal government.

2.14 Development Appeals Board

- .1 Council shall appoint a Development Appeals Board in accordance with *The Planning and Development Act, 2007* within 90 days from the effective date of this Bylaw.
- .2 The Development Appeals Board shall be composed of three members. All vacancies, as they occur, shall be filled by a resolution of Council.
- .3 The duties of the Development Appeals Board, as enumerated in the Official Community Plan, include confirming, revoting, or varying the decision, or Development Permit, or any condition attached to any of these, or substituting a decision or permit as it considers advisable.
- .4 In addition to any other right of appeal provided by *The Planning and Development Act, 2007*, and any other Act, a person affected may appeal to the Development Appeals Board if there is:
 - a. Alleged misapplication of the Zoning Bylaw in the issuance of a Development Permit (appeal must be submitted within 30 days after the date of the decision);



- b. A refusal to issue a Development Permit because it would contravene this Bylaw, except where a refusal was on the basis that the use in the zoning district for which the Development Permit was sought:
 - i. Is not a permitted use or a permitted intensity of use;
 - ii. Is a discretionary use or discretionary use of intensity that has not been approved by resolution by Council; or
 - iii. Is a prohibited use.
 - c. An issuance of a written order from the Development Officer.
- .5 Appellants may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.
- .6 The Development Officer shall make available to all interested persons copies of the provisions of *The Planning and Development Act, 2007*, respecting decisions of the Development Officer and right of appeal.
- .7 Within 10 days of a decision being made, the Appeals Board shall forward a copy of the decision by registered mail or personal service to the appellant, the municipality, the director and all persons who made representations at the public hearing.

2.15 Minor Variances

- .1 The Development Officer may grant a minor variance to the requirements of this Bylaw for the following only:
 - a. Minimum required distance of a building from a lot line; and
 - b. The minimum required distance of a building from any other building on the lot.
- .2 The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.
- .3 The development must conform to all other requirements of this Bylaw.
- .4 The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
- .5 No minor variance shall be granted in connection with an agreement entered into pursuant to Section 69 (Contract Zoning) of *The Planning and Development Act, 2007* with respect to the rezoning of land, nor if it is inconsistent with any provincial land use policies or Statements of Provincial Interest.
- .6 Minor variances shall be granted only in relation to residential properties.



- .7 An application form for a minor variance shall be on a prescribed form to the Development Officer, and shall be accompanied by an application fee of \$100.00, or the required fee as set out in a separate Fee Bylaw of the municipality.
- .8 Upon receipt of a minor variance application the Development Officer may:
 - a. Approve the minor variance;
 - b. Approve the minor variance and impose terms and conditions on the approval; or
 - c. Deny the minor variance.
- .9 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.
- .10 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- .11 Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant, and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval, delivered by registered mail or by personal service.
- .12 A decision to approve a minor variance, with or without terms and conditions, does not take effect:
 - a. In the case of a notice sent by regular mail, until 23 days from the date the notice was mailed;
 - b. In the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- .13 If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed 20-day period, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
 - a. Of the revocation of the approval; and
 - b. Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- .14 If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.
- .15 The Development Officer shall maintain a record of all minor variance applications.



2.16 Non-Conforming Uses, Buildings, and Sites

- .1 Any use of land, any building or structure, or any site lawfully existing at the time of passing this Zoning Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.
- .2 An existing non-conforming use may be continued if the use conformed to the Bylaw that was in effect at the time of the development and the use has not been discontinued for twelve consecutive months.
- .3 Non-conforming buildings or sites may continue to be used, maintained, and repaired in their present form.
- .4 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.
- .5 No existing use, building, or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the imperial system of measurement to the metric system of measurement.
- .6 No existing non-conforming site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which the site is located.
- .7 Any existing land use or any site located within the municipal boundary that no longer conforms to the vision of the District Plan, Official Community Plan, and Zoning Bylaw may continue its long existing operation. The subject site shall be called a “non-conforming site”.
- .8 The property owner shall have the opportunity to construct additional development and/or buildings within the site for as long as the primary land use remains the same. Any development permit and/or building permit, where required, shall be submitted to the Development Officer for review and compliance with this Bylaw.
- .9 In the event that the property owner intends to re-develop any non-conforming site which will change the primary land use (e.g. from residential to commercial), the subject site shall conform to the District Plan, Official Community Plan, and Zoning Bylaw requirements.
- .10 Conforming to the approved Town’s planning bylaws may require the property owner to submit an amendment application in order to re-zone, as required, the zoning district where the site is currently situated,



and where the land use indicated in the Official Community Plan's Future Land Use Map should take precedence in identifying the land use type compatible or complementary in the subject area, unless otherwise proposed by the applicant and approved by Council after thorough due process set out in the planning bylaws.

2.17 Development Permit – Invalid

- .1 A Development Permit shall be automatically invalid, and development shall cease, as the case may be:
 - a. If the development is not commenced within the period for which the permit is valid;
 - b. If the development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer; or
 - c. When development is undertaken in contravention of this Bylaw, the Development Permit and specified development standards.

2.18 Cancellation

- .1 Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:
 - a. Where the Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;
 - b. Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
 - c. When a developer requests a Development Permit modification.

2.19 Stop-Work

- .1 The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a Development Permit or condition, or an Interest Registered with Information Services Corporation under this Bylaw.

2.20 Bylaw Compliance

- .1 Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

2.21 Registering Interests

- .1 As per Section 175 of *The Planning and Development Act, 2007* the municipality may register an interest based on a servicing agreement in the land registry against the affected title.



- .2 On registration of an interest based on a servicing agreement, the rights and privileges in the agreement:
 - a. Ensure to the benefit of the municipality; and
 - b. Run with the land and are binding on the registered owner of the land the registered owner's heirs, executors, administrators, successor, and assigns.
- .3 The costs associated with registering an interest shall be the responsibility of the developer.

2.22 Moving of Buildings

- .1 No building shall be moved within, into, or out of the municipality without obtaining a Development Permit, unless such building is exempt under Section 2.4 (Development Not Requiring a Permit) of this Bylaw.

2.23 Temporary Development Permits

- .1 The Development Officer may issue a Temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations, or asphalt plants. Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.

2.24 Servicing Agreements

- .1 Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing.
- .2 In accordance with *The Planning and Development Act, 2007*, the agreement may provide for:
 - a. The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, streetlights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require including both on-site and off-site servicing; and



- b. The payment of fees that the Council may establish in whole or in part, for the capital cost of providing, altering, expanding, or upgrading sewage, water, drainage, and other utility services, public highway facilities, or park and recreation space and facilities located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision.





3. General Regulations

The following regulations shall apply to all Zoning District in the Bylaw:

3.1 Accessory Buildings, Uses, and Structures

- .1 Subject to all other requirements of this Bylaw, an accessory building, use, or structure is permitted in any zoning district when accessory to an established principal use which is a permitted or discretionary use in that same zoning district, and for which a Development Permit has been issued.
- .2 No accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building to which it is accessory.
- .3 Where a building on a site 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 ($1/3$) 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.

3.2 Buffer Strips

- .1 Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare, and other nuisances, or facilitating natural drainage. A 1.5 metre (5 ft) vegetative landscape buffer may be required to separate uses from adjacent properties, unless a fence is required for other reasons.

3.3 Building and Site Maintenance

- .1 All sites shall be maintained clean and free from waste, debris, and hazardous materials in accordance with the Town of Radisson's Property Maintenance Bylaw.
- .2 Council may establish landscaping and screening requirements for any permitted, discretionary, or non-conforming use to enhance public safety, zero nuisance, and environmental quality.
- .3 Long-term storage of unregistered, inoperable, or derelict vehicles on private property is prohibited, except in designated salvage or industrial areas.



3.4 Cannabis (Home Cultivation)

- .1 Pursuant to *The Cannabis Act*, a maximum of four cannabis plants may be grown at an individual's owned place of residence for personal use. All renters must receive the landowner's approval.
- .2 The sale of cannabis in any form is strictly prohibited from a residential dwelling.

3.5 Closings

- .1 In the event a dedicated street or lane shown on the zoning district map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the zoning district of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zoning districts, the new district boundaries shall be the former centre line of the closed street or lane.

3.6 Development Along Active Railways

- .1 Setbacks from active railways, for buildings or structures, shall be 30 metres (98 ft), except for where provisions have been made in consultation with the operator of the railway, in which case a lesser separation may be considered.
- .2 Setback distances will be measured from the mutual property line to the principal building face.

3.7 Development Along Pipelines and Gas Transmission

- .1 Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial regulations or acts and any regulations or directives established by Crown Corporations. Refer to "Land Use Planning in the Vicinity of Pipeline Systems" publication by Canadian Standards Association (CSA) Z663:18 (R2023), which may be amended from time to time.
- .2 Setbacks from pipelines, for buildings or structures, shall be 12 metres (39 ft), except for where provisions have been made in the previous bylaw or in consultation with the operator of the pipeline, in which case a lesser separation may be considered.



3.8 Disposal of Wastes

- .1 Subject to all acts and regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these acts and regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.
- .2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Saskatchewan Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by acts administered by Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health, and the Saskatchewan Water Security Agency.

3.9 Front Yard Reduction

- .1 Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two established front yards on the adjacent sites; though not be less than 4.5 metres (15 ft) in a Residential District unless otherwise permitted in this Bylaw.

3.10 Frontage for Irregular Sites

- .1 Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 11 metres (36 ft) and the mean site width shall not be less than the minimum frontage for regular sites in the same zoning district.

3.11 Garage and Garden Suites

- .1 The maximum size of a garden suite shall be no greater than 50% of the size of the principal dwelling.
- .2 Garage and garden suites must meet all relevant building, plumbing, and development codes and will be regulated by the Town's building permit and inspection process.
- .3 Garage suites may be located on the second storey of a building where the main storey is used as a private garage.
- .4 Windows and doors in garden or garage suites shall be of a size and in locations that will not result in the loss of privacy where lanes exist.



- .5 A garden or garage suite may share driveway access with the principal dwelling, unless otherwise required by the Town based on site constraints, safety, or operational considerations. Where available, access may also be provided by a public roadway or alley.
- .6 Garage and garden suites may be no higher than the principal dwelling.
- .7 Basements are not permitted in any garage or garden suite.
- .8 A minimum of one onsite parking space must be provided for a garage or garden suite and one onsite parking space provided for the principal dwelling.
- .9 The garage or garden suite must be hooked up to the water and sewer service of the principal dwelling. The suite may be subject to additional utility charges.
- .10 Other services, i.e. electrical, natural gas, cable and telephone, may be connected either to the services of the principal dwelling or be separate services.
- .11 Service cables including electrical, telephone and television are to be buried underground if underground servicing is normal practice in the neighbourhood where the garage or garden suite is located.
- .12 The location of a garage or garden suite and the site grading must allow for proper drainage of the site.
- .13 The landowner shall enter into an agreement that the land shall not be considered for subdivision and condominium plans to provide a separate title for a garden or garage suite shall not be approved.

3.12 Grading and Levelling of Sites

- .1 Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
 - a. All excavations or filling shall be re-vegetated immediately after other construction activities conclude with a suitable ground cover as may be necessary to prevent erosion;
 - b. All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and levelling;
 - c. All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or relocated to a site approved by Council; and
 - d. Grades for residential development to be set off street level at a 3% maximum rise from the centre of the street.



- .2 Where excavation or filling is proposed for any development in a potential Flood Hazard Overlay, the municipality may request comments of the Water Security Agency prior to making a decision on the Development Permit application.

3.13 Height of Buildings

- .1 Where a maximum height of buildings is specified in any zoning district, the maximum height shall be measured from average grade level to the highest point on the building exclusive of any chimney or antenna.

3.14 Heritage Properties

- .1 Provincial and municipal heritage properties subject to preservation agreements are subject to development review processes as defined by *The Heritage Property Act*. Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the Ministry of Parks, Culture and Sport of the Province of Saskatchewan.

3.15 Lighting

- .1 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- .2 Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.
- .3 Public access areas shall be lit in keeping with the principles of Crime Prevention Through Environmental Design (CPTED), and as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and roads of parking and walkways.

3.16 Mobile Homes, Courts, and Parks

- .1 All mobile homes must meet the standards set out in CSA Z240 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a credible certification agency indicating that compliance with the National Building Codes has been certified using the Z240 procedure, unless otherwise required by *The Construction Codes Act*.



- .2 All mobile homes must meet the requirements of *The Construction Codes Act*, *The Fire Prevention Act*, *The National Fire Code*, the Town's Building Bylaw, and this Zoning Bylaw.
- .3 All attached and accessory structures shall require a building permit and shall comply with the requirements of the National Building Code of Canada.
- .4 All attached or accessory structures such as porches, sunroom additions, skirting, and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.
- .5 Wheels, hitches, and running gear must be removed within 45 (forty-five) days of arrival, and skirting must be installed in such a manner as to compensate for vertical movements, and to prevent the entrance of rodents and other small animals.
- .6 All mobile homes shall be connected to water and sewer services provided by the municipality and connected as available to other public utilities.

3.17 Mobile Storage Containers

- .1 No person shall park or store on any part of a site, any unlicensed mobile storage container, truck, bus, or coach body on any part of a site for the purpose of advertising in any zoning district.
- .2 Mobile storage containers that are for temporary use no longer than 7 days are permitted in all zoning districts.
- .3 Mobile storage containers shall not be stacked on top of one another.
- .4 No human or animal habitation is permitted within a mobile storage container.
- .5 Mobile storage containers shall not be used for the storage of junk, trash, other forms of refuse or other hazardous substances or perishable items.
- .6 Mobile storage containers that are for construction purposes shall be removed from the site when construction is complete or after a maximum of six months, whichever comes first. If an extension is required, a written request must be made to the Development Officer.
- .7 Mobile storage containers in all zoning districts:
 - a. Must comply with setback regulations for the zoning district;
 - b. Not exceed the maximum lot coverage for accessory structures in that district;
 - c. May be required to be anchored;



- d. Require a Development Permit and a site plan showing the exact location, lot lines, and setback distances;
 - e. Be kept in good shape and sightly as determined through inspection by Town representatives. Containers determined by the Town to be unsightly, misused, unsafe, or inappropriate in any way must be removed at the owner's expense within a time period specified by the Town.
- .8 Mobile storage containers in Residential or Community Service Districts shall and must meet the following conditions:
 - a. Only one (1) mobile storage container is allowed per site, or multiple containers may be permitted, provided their total combined area does not exceed 18.6 m² (200 ft²); and
 - b. The container must be located within the side or rear yard.
- .9 Mobile storage containers may be placed permanently in all commercial and industrial sites and may be used for business purposes subject to the following conditions:
 - a. A Building Permit shall be submitted and approved by a Building Official and the Development Officer; and
 - b. A structural design plan by a professional engineer that presents entry/exit door and any other required items by the Building Official shall be submitted along with the Building Permit to the Development Officer.

3.18 Multiple Uses

- .1 Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, though no dwelling shall be located within 3 metres (10 ft) of any other building on the site except to a building accessory to such dwelling.

3.19 Parking

- .1 All required parking and loading facilities are intended for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, or visitors in connection with the principal building or use for which the parking and loading facilities are provided. Parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale, or storage of goods of any kind.
- .2 Any parking facility shall be developed to the satisfaction of the municipality within one year of the completion of the development for which the Development Permit was issued.



- .3 When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces in keeping with the zoning district requirements.
- .4 The parking facility shall be located on the same site as the use for which it is intended. It shall be developed such that:
 - a. It is reasonably accessible to the use and vehicles intended to serve;
 - b. It meets the satisfaction of the municipality regarding design;
 - c. It is appropriately landscaped to the satisfaction of the municipality;
 - d. All parking facilities shall be maintained to the satisfaction of the municipality by the owner of the property;
 - e. Each parking space shall be a minimum of 2.5 metres (8 ft) wide and 6 metres (20 ft) in length except that parallel parking spaces shall be a minimum of 6.5 metres (21 ft) long;
 - f. Where two or more uses are permitted on any one site or where two or more uses are to share common parking facilities, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided; and
 - g. One barrier-free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces.
- .5 Required parking and loading facilities shall provide for and include an adequate, safe, and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site.
- .6 All required off-street parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs, or other obstructions and shall have minimum dimensions of 2.7 metres (9 ft) by 6.7 metres (22 ft).
- .7 Parking shall be in accordance with the following minimum requirements:

Residential uses	One parking space for each single detached home, mobile home, semi-detached, duplex, townhouse, and multi-unit dwelling.
Institutional uses	One parking space for every 9 m ² (97 ft ²) of gross floor area devoted to public use; or One parking space for each six seats provided for patrons and 1 space per staff member.
Commercial uses	One parking space for every 18 m ² (194 ft ²) of gross floor area; or Minimum five spaces.



Industrial uses	One and one-half parking spaces for every 90 m ² (969 ft ²) of gross floor area; or Minimum one space for every three employees.
Recreational uses	One parking space for every 18 m ² (149 ft ²) of gross floor area; or Minimum five spaces.

- .8 Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case-to-case basis based upon projected peak use and typical use parking requirements.
- .9 When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.
- .10 Each principal building with a floor area greater than 500 m² (5,382 ft²) shall provide one off-street loading space.
- .11 The following electric charging stalls are required for every commercial or multi-unit residential development:
 - a. Where 10-14 parking stalls are required one electric vehicle space is required;
 - b. Where 15 or more parking stalls are required two electric vehicle spaces is required.
- .12 Where parking spaces are provided for electric vehicles, an energized outlet of providing Level 2 charging or higher must be installed in each electric vehicle space.
- .13 All areas to be used for vehicular traffic shall be designed and constructed to the satisfaction of the Development Officer. Where a proposed design does not meet standard requirements or requires an exemption, final approval shall be determined by Council.
- .14 Where the use of the building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on-site.



3.20 Permitted Yard Encroachments

- .1 Where minimum front, side, or rear yards are required in any zoning district, the following yard encroachments shall be permitted:
 - a. Uncovered and open balconies, terraces, verandas, decks, and patios may have a maximum projection from the main wall of 1.8 metres (6 ft) into any required front or rear yard; and
 - b. Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations may project a distance of 0.6 metres (2 ft) into any required yard.

3.21 Principal Use

- .1 In any zoning district in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.
- .2 Only one principal building shall be permitted on any one site except for the following:
 - a. Parks;
 - b. Schools;
 - c. Hospitals;
 - d. Healthcare clinics;
 - e. Recreation facilities;
 - f. Special care homes;
 - g. Senior citizen homes;
 - h. Approved dwelling groups;
 - i. Mobile homes in mobile home courts; and
 - j. Condominium developments.
- .3 Multiple unit residential buildings (e.g. duplex, fourplex) are considered to be one principal building under this Bylaw, and all other uses and buildings on the site must be accessory.

3.22 Private Garages, Carports, Sunrooms, Solariums, and Greenhouses

- .1 Private garages, carports, sunrooms, solariums, and greenhouses 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.



3.23 Satellite Dishes, Solar Panels, and Other Similar Structures

- .1 The installation and operation of a free-standing satellite dish, internet tower, private solar collector/energy system, or other similar structure and their supporting structures shall not be located within any sight triangle.
- .2 Guy-wire anchors must be setback at least 1 metre (3 ft) from any property line.

3.24 Secondary Suites

- .1 Secondary suites may be constructed within a principal, single detached dwelling in a residential zone. One secondary suite is permitted on each residential site.
- .2 Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.
- .3 Secondary suites entirely in a basement shall have no maximum.
- .4 Secondary suites not entirely in a basement may not exceed 35% of the total floor space.

3.25 Short Term Rentals

- .1 Short term rentals are permitted within a secondary suite or carriage house, provided that the following requirements are met:
 - a. It is operated by a permanent resident residing in a dwelling unit on the parcel where the short term rental use is occurring;
 - b. Not more than one dwelling per parcel is used for short term rental at any particular time;
 - c. It shall not produce a nuisance for surrounding properties, including but not limited to noise, light pollution, or traffic that is disruptive to surrounding residents' use and enjoyment of their property; and
 - d. Must provide off-street parking in accordance with Section 3.19 of this Bylaw.



3.26 Sign Regulations

Signs Along a Provincial Highway (Provincially Regulated)

- .1 Signs located on or within 400 metres (1,312 ft) of a provincial highway right-of-way that are in an established sign corridor are regulated entirely by the requirements of *The Provincial Highway Sign Control Regulations* and require an application, unless specifically exempted in said regulations, to the Sign Corridor Administrator.
- .2 Signs located on or within 400 metres (1,312 ft) of a provincial highway right-of-way that are outside of an established sign corridor are regulated entirely by the requirements of *The Provincial Highway Sign Control Regulations*, and require an application, unless specifically exempted in said regulations, to the Ministry of Highways and Infrastructure for the installation of the requested sign.
- .3 Signs located on or within 400 metres (1,312 ft) of a provincial highway right-of-way that are outside of an established sign corridor are subject to the regulations listed below as a municipally regulated sign.

All Other Signs (Municipally Regulated)

- .4 Municipally regulated signs are signs which are not along a provincial highway.
- .5 A Development Permit is not required for the erection, display, alteration, repair, relocation, or replacement of any temporary or permanent municipally regulated sign, with the exception of:
 - a. Signs within the 300 block of Main Street, which require approval to ensure consistency with beautification efforts; and
 - b. Billboards in the Highway Commercial District.
- .6 The following general regulations shall pertain to all municipally regulated temporary and permanent signage in all zoning districts:
 - a. Permanent signs shall be constructed in a permanent manner of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean, and not unsightly or dangerous;
 - b. Signs which are deemed to be in disrepair shall be properly maintained or removed by the sign owner, at the discretion of the municipality;
 - c. Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal, or device;
 - d. Signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right-of-way, or railway crossing;
 - e. Offensive statements, words, or pictures that do not conform to the amenities of the neighbourhood shall be prohibited;



- f. No intermittent flashing signs are permitted, except for traffic signs as erected by the municipality or the Ministry of Highways;
 - g. No sign shall be illuminated unless the source of light is steady and suitably shielded to prevent the creation of a hazardous situation related to pedestrian and vehicular traffic;
 - h. No permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw;
 - i. Temporary signage advertising an event, including any election may be posted 30 days in advance of the event or election, and must be taken down within one week of the event or election; and
 - j. The separation distance between all signs shall be a minimum of 3 metres (10 ft).
- .7 The maximum size and quantity of signs permissible per parcel shall be regulated by the appropriate zoning district, with the following exceptions which shall be exempt from a regulated quantity:
 - a. All government signage, including utility markers;
 - b. Traffic control signage;
 - c. Incidental signs containing traffic and pedestrian controls, including trail markers;
 - d. Signage intended to regulate hunting or trespassing;
 - e. Temporary signage, such as:
 - i. Real estate or auction signs during the sale; and
 - ii. Events or election signage;
 - f. Community identification signage;
 - g. Residential name plates;
 - h. Works of art containing no advertising; and
 - i. Small plaques, markers, and interpretative signs for natural or human heritage resources, including commemorative markers.
- .8 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

3.27 Sight Triangles

- .1 No building, structure, earth pile, or vegetation in any zoning district shall obstruct the vision of drivers within the sight line triangles.
- .2 Sight line triangles are calculated by connecting straight lines, which are measured from the intersection of centrelines of the various types of roads and railways 9 metres (30 ft) distant from the point of intersection.
- .3 The maximum height within the sight triangle area will be 1 metre (3 ft).



3.28 Sustainable Development Standards

The Town of Radisson is dedicated to sustainable growth and environmental stewardship. In alignment with the Sustainable Official Community Plan, these standards promote energy efficiency, green infrastructure, and sustainable design to enhance resilience, reduce environmental impact, and improve quality of life. Developers must submit the Radisson Sustainable Builder Checklist with their development permit application to demonstrate sustainability measures in design and development.

Energy Efficiency

- .1 All new buildings and major renovations must incorporate energy-efficient design features, including, though not limited to:
 - a. Compliance with or certification under recognized programs (e.g., LEED, Passive House, Net-Zero Ready);
 - b. Installation of high-efficiency HVAC systems and insulation;
 - c. Use of energy-efficient lighting systems (e.g., LED).
- .2 Renewable energy systems, including solar panels or geothermal systems, are permitted and encouraged in all zones.

Stormwater Management

- .3 Developments must include low-impact stormwater management systems, such as bioswales, rain gardens, and permeable pavements to reduce runoff; On-site stormwater retention systems, such as rainwater harvesting tanks.
- .4 Stormwater management features must integrate into the landscaping plan and enhance natural aesthetics.

Green Space and Landscaping

- .5 A minimum of 20% of the site area must be dedicated to green or open spaces, including parks, community gardens, or naturalized areas.
- .6 Landscaping plans must prioritize:
 - a. Native or drought-tolerant vegetation to reduce water use;
 - b. Tree planting to increase urban canopy coverage and reduce heat islands; and
 - c. Pollinator-friendly plant species where applicable.
- .7 Green roofs and living walls are encouraged.

Transportation and Mobility

- .8 Development may be required to incorporate infrastructure to support active and sustainable transportation including:
 - a. Bicycle racks, storage facilities, and pathways connecting to existing networks; and



- b. Pedestrian-friendly site designs with accessible walkways and safe crossings.
- .9 EV charging stations will be accommodated in accordance with Section 3.19 Parking.
- .10 Construction must prioritize the use of sustainable and locally sourced materials where possible, including:
 - a. Low-VOC (volatile organic compounds) paints and adhesives; and
 - b. Recycled or reclaimed construction materials.

Sustainable Materials and Waste Management

- .11 Waste minimization plans must be submitted for new developments, demonstrating how construction and demolition waste will be reduced or recycled.
- .12 Developments must provide designated spaces for waste sorting and storage, including facilities for recycling and composting.
- .13 Developments must include waste diversion plans to support municipal sustainability goals.

Solar Access and Orientation

- .14 Site plans must consider building orientation to maximize natural light and passive solar heating opportunities.
- .15 Structures must be designed to minimize shading impacts on adjacent properties to protect access to sunlight for renewable energy systems or green spaces.

3.29 Swimming Pools

Private Swimming Pools

- .1 Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use in any Residential District and is subject to the following conditions:
 - a. All swimming pools must be located in the side yard or rear yard of any lot/site;
 - b. No part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot;
 - c. The maximum height of such pool is 1.2 metres (4 ft) above the average finished grade level of the ground adjoining the pool and to within 4.5 metres (15 ft) of such pool;
 - d. Hot tubs must be equipped with a cover that can support the weight of 77 kilograms and hot tub covers must be in place;
 - e. Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool; and



- f. Every owner shall be responsible for the optimum functioning of the pool water supply and connections. All potable water supply connections shall be installed in accordance with all plumbing permits and inspections required by the Saskatchewan Health Authority. Pool owners shall comply with municipal water usage regulations, including any applicable water metering policies.

Public Swimming Pools

- .2 In accordance with *The Public Health Act*, any permanent swimming pools for public use shall be subject to the requirements and necessary applications set out in *The Swimming Pool Regulations*.
- .3 Swimming Pools may either be principal or accessory uses to any commercial or community service sites. An approved Development Permit and a Building Permit, if applicable, are required prior to construction of the pool.

3.30 Tiny Homes

- .4 Tiny homes may be a permitted or discretionary use in respective zoning districts and must comply with that district's regulations.
- .5 Tiny homes must be built on permanent foundations.
- .6 All attached and accessory structures shall require a building permit and shall comply with the requirements of the National Building Code of Canada and the Building Bylaw of the Town of Radisson.
- .7 All attached or accessory structures such as porches, sunroom additions, skirting and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.
- .8 All tiny homes shall be connected to water and sewer services provided by the municipality and connected as available to other public utilities.





4. Discretionary Use Standards For Development

4.1 Terms and Conditions

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

- .1 In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
 - a. Site drainage of storm sewer;
 - b. The location of buildings with respect to buildings on adjacent properties;
 - c. Access to, number and location of, parking and loading facilities;
 - d. Appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - e. Control of noise, glare, dust, and odour; and
 - f. Landscaping, screening, and fencing to buffer adjacent properties.

4.2 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria, and where applicable, the specific criteria found in the respective zoning district, in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

- .1 The proposal must be in conformance with all relevant sections of the District Plan and Official Community Plan, and must demonstrate that it will maintain the character, density, and purpose of the zoning district, where necessary through the provision of buffer areas, separation, and screening.
- .2 The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and facilities.



- .3 The proposal must demonstrate that it is not detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.
- .4 The proposal must provide sufficient landscaping and screening, and wherever possible, shall preserve existing vegetation.
- .5 The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made to ensure no adverse parking or access effects occur.
- .6 Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area.
- .7 Consideration will be given to addressing pedestrian safety and convenience of both within the site and in terms of the relationship to the road network in and around the adjoining area.
- .8 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- .9 Proposals for discretionary uses which may result in heavy truck traffic, particularly in Commercial and Industrial Districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.
- .10 No new or expanded discretionary uses shall be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigation measures.

4.3 Above Ground Fuel Storage Tanks

- .1 Above ground fuel storage tanks which meet the standards of *The National Fire Code*, and which have a maximum capacity of 50,000 litres, may be permitted in association with service stations, gas bars, and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.



- .2 The total storage capacity for above ground fuel storage tanks on any single service station or gas bar site shall not exceed:
 - a. 150,000 litres for flammable liquids (gasoline);
 - b. 100,000 litres for combustible liquids (diesel fuel); and
 - c. 100,000 litres of propane.
- .3 Above ground fuel storage tanks shall be:
 - a. For uses other than service stations and gas bars, located at least 3 metres (10 ft) from any property line or building, the 3 metres (10 ft) separation distance may be reduced to 1 metre (3 ft) for tanks with a capacity of 5,000 litres or less;
 - b. For service stations and gas bars located at least 6 metres (20 ft) from any property line or building;
 - c. Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and
 - d. At least 15 metres (49 ft) from the boundary of any site within a Residential District.
- .4 For uses other than service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 3 metres (10 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- .5 For service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 6 metres (20 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.
- .6 Above ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails, or other similar means.
- .7 At service stations and gas bars, above ground fuel storage tanks located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- .8 The maximum height of an above ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
- .9 Painted lettering or other forms of signage may be located on above ground fuel storage tanks subject to the sign regulations in the zoning district.



4.4 Bed and Breakfast Homes

- .1 A bed and breakfast home may be located in a single detached dwelling or in a semi-detached dwelling. No exterior alterations inconsistent with the residential character of the building or property shall be undertaken.
- .2 Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence and shall be licensed by the Ministry of Health.
- .3 One advertising display sign located on the site or premise advertising the bed and breakfast home is permitted. The facial area of a sign shall not exceed 0.4 m² (4 ft²).

4.5 Campgrounds

- .1 The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land, and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- .2 A campground shall have within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres (15 ft) which shall contain no buildings.
- .3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² (1,615 ft²) in area with its corners clearly marked.
- .4 One permanent sign located on-site advertising the campground is permitted per site:
 - a. The facial area of a sign shall not exceed 0.5 m² (5 ft²);
 - b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public; and
 - c. Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- .5 No portion of any campsite shall be located within a roadway or required buffer area.



- .6 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area. The space provided for roadways within a campground shall be at least 7.5 metres (25 ft) in width. No portion of any campsite, other use, or structure shall be located in any roadway.
- .7 Each trailer coach shall be located at least 3 metres (10 ft) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- .8 A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- .9 *The Public Health Act* shall be complied with in respect to all operations and development of the campground.

4.6 Cannabis (Retail Outlet)

- .1 Where a cannabis retail outlet is otherwise approved by the Council under discretionary use process, such use shall not be located within 100 metres (328 ft) of a park, community centre, or day care centre.
- .2 All cannabis establishments shall acquire licenses from designated provincial/federal authority, and shall comply with all requirements, regulations and development standards set out in *The Cannabis Act* and by the responsible provincial/federal agency. The license permit copy shall be provided to the Town for its records.
- .3 Provision that Cannabis is regulated by federal/provincial authority shall release the Town from any liability.

4.7 Care Homes (Residential)

- .1 Residential care homes may be approved as an accessory use or as a principal use in their respective zoning district.
- .2 In any Residential District, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- .3 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.



4.8 Day Care Centres (Child) and Preschools

- .1 Day care centres and preschools may be approved as an accessory use or as a principal use in their respective zoning district.
- .2 In any Residential District, no exterior alterations inconsistent with the residential character of a dwelling or former dwelling shall be undertaken.
- .3 Outdoor play areas shall comply with *The Child Care Act, 2014*.

4.9 Day Cares (Adult)

- .1 Adult day care facilities may be approved as an accessory use or as a principal use.
- .2 In any Residential District, no exterior alterations inconsistent with the residential character of a dwelling or former dwelling shall be undertaken.

4.10 Home Occupations (Home-Based Businesses)

- .1 Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size that provide services or products that would detrimentally affect the viability of the neighbourhood.
- .2 One home occupation shall be allowed per dwelling unit. More than one home occupation may be permitted at Council's discretion, provided that:
 - a. Each business remains secondary to the residential use of the property; and
 - b. The total space used for home occupations does not exceed 25% of the total dwelling floor area (or another limit as determined by Council).
- .3 One advertising display sign shall be allowed on the site or premise from which the home occupation is conducted. No LED or neon signs shall be allowed.
- .4 There shall be no exterior display or storage of any merchandise or material relating to the home occupation.
- .5 No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour, or air pollution that is detectable at or beyond the property lines of the lot where the home occupation or business is located.



- .6 Up to two persons other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.

4.11 Kennels (Breeder or Boarder)

- .1 The maximum number of animals to be kept on-site and any soundproofing of pens, rooms, exercise runs, or otherwise are at the discretion of Council.
- .2 Council may require all facilities to be visually screened from existing dwellings on adjoining lots.
- .3 This use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
- .4 Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- .5 Animal kennels shall comply with all relevant municipal Bylaws and legislation governing noise, nuisance, and public health.

4.12 Solar Energy Systems, Commercial

- .1 Solar energy systems shall be accompanied by a site suitability analysis and include the following information:
 - a. Detailed information about the system type, number of structures, height of structures, energy process, and rated output, and details on the estimated reflection produced from the solar panels;
 - b. Topography and any potential hazard lands within and adjacent to the site and the proposed methods of mitigating the hazards;
 - c. Soil characteristics;
 - d. An inventory of current and planned land uses adjacent to the proposed development including proposed buffering from, or integration with adjacent land uses;
 - e. The existing and required infrastructure and utility services necessary for the proposed development;
 - f. Storm water management and control of off-site drainage;
 - g. Natural and heritage resources including screening of environmental, archaeological, and historical significant areas within and adjacent to the site and plans for the conservation, management, and integration of existing natural and heritage resources;
 - h. Decommissioning plan;
 - i. Plans and methods for weed control;
 - j. Any information regarding general public safety and security measures; and
 - k. The location of, access to, provincial and municipal transportation route.



- .2 There must be adequate on-site parking for vehicles and equipment.
- .3 All installations must meet minimum setback distances in accordance with the applicable zoning district.
- .4 A landscaping plan may be required.
- .5 The site must have acceptable access for emergency services.
- .6 The solar energy system will not create or become a nuisance or create any conflict with the surrounding uses including noise, vibration, heat, glare, dust, refuse matter, traffic, and storage of hazard or combustible materials.
- .7 Within 12 months of the solar energy system having ceased operations or been decommissioned, the site must be restored to the same or better land capability it had prior to operation of the solar energy system.
- .8 Buildings, panels, structures, and devices shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the *National Building Code* and *The Uniform Building and Accessibility Standards Act*.
- .9 All photovoltaic systems shall comply with the applicable Electrical Code. The applicant is responsible for ensuring any required safety code permits are obtained.
- .10 The solar energy system must be in compliance with any provincial or federal regulations.

4.13 Tobacco and Vapour (Retail Outlet Stores)

- .1 All tobacco and vapour establishments shall comply with all requirements, regulations, and development standards set out in *The Tobacco and Vapour Products Control Act* and *The Tobacco and Vapour Products Control Regulations*.





5. Zoning Districts and Zoning District Map

5.1 Zoning Districts

- .1 For the purpose of this Bylaw, the Town of Radisson is divided into several zoning districts that may be referred to by the appropriate symbols. The uses or forms of development allowed within a zoning district, along with regulations or standards which apply, are provided in the district schedules in this Section.

R1	Residential	IND	Industrial
R2	Multiple Dwelling Residential	CS	Community Service
RMH	Residential Mobile Home	MUR	Mixed-Use Recreational
C1	Town Centre Commercial	FUD	Future Urban Development
C2	Highway Commercial	FH	Flood Hazard Overlay

5.2 Zoning District Map

- .1 The map, bearing the statement “This is the Zoning District Map, referred to in Bylaw No. 2025-03 adopted by the Town of Radisson”, and signed by the Mayor and by the Town Administrator 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.

5.3 Boundaries Of Zoning Districts

- .1 The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled “Zoning District Map”.
- .2 Unless otherwise shown, the boundaries of zoning districts are site lines, center lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

5.4 Holding Designation

- .1 Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.
- .2 Any lands subject to a holding provision shall only be used for the following uses:
- a. Those uses existing on the land when the “H” is applied; and
 - b. Public works.





6. Residential District – R1

R1

The purpose of the Residential District (R1) is to accommodate primarily single family detached residential dwelling as well as multi-unit dwellings.

No person shall within any R1-Residential District use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

6.1 Permitted Uses

- .1 Principal Uses
 - a. Single detached dwellings;
 - b. Ready-To-Move (RTM) and modular homes;
 - c. Public playgrounds and swimming pools;
 - d. Public works, buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.
- .2 Accessory Uses
 - a. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the principal use;
 - b. Garage and garden suites;
 - c. Secondary suites;
 - d. Short term rental;
 - e. Community or private gardens.

6.2 Discretionary Uses

- .1 Principal Uses
 - a. Semi-detached, duplex dwellings, fourplexes or townhouses and other multi-unit dwellings;
 - b. Tiny homes;
 - c. Dwelling groups;
 - d. Co-housing;
 - e. Group care facilities;
 - f. Child day cares and preschools (refer to section 4.6);
 - g. Adult day cares (refer to section 4.7).
- .2 Accessory Uses
 - a. Home occupations, home-based businesses (refer to section 4.10);
 - b. Personal service trades;
 - c. Child day cares and preschools (refer to section 4.8);
 - d. Adult day cares (refer to section 4.9);
 - e. Bed and breakfast homes (refer to section 4.4);
 - f. Residential care homes (refer to section 4.7).



6.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Permitted Uses:	Single Detached, RTM and Modular Homes	Playgrounds and Swimming Pools
Minimum site area	464.5 m ² (5000 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane	No minimum
Minimum floor area	65 m ² (700 ft ²)	No minimum
Minimum site frontage	10.7 metres (35 ft) with a lane, 15 metres (49 ft) without a lane	No minimum
Height	9 metres (30 ft) for Principal Buildings	--
Maximum site coverage	40% and 50% on a corner site	No maximum
Minimum front yard	6 metres (20 ft)	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)	No minimum
Minimum side yard	1.2 metres (4 ft)	3 metres (10 ft)

Discretionary Principal Uses:	Tiny Homes	Semi-detached, Duplex and Multi-Unit Dwellings (per dwelling unit)	Child day care; Adult day care
Minimum site area	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	464.5 m ² (5000 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane
Minimum floor area	18.5 m ² (200 ft ²)	65 m ² (700 ft ²)	65 m ² (700 ft ²)
Minimum site frontage	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane	8.5 metres (28 ft) with a lane, 10.5 metres (34 ft) without a lane	10.7 metres (35 ft) with a lane, 15 metres (49 ft) without a lane
Height	No maximum	10 metres (33 ft) for Principal Buildings; unless otherwise approved by the Fire Chief	9 metres (30 ft) for Principal Buildings
Maximum site coverage	7.5 metres (25 ft)	40% and 50% on a corner site	40% and 50% on a corner site



Minimum front yard	7.5 metres (25 ft)	6 metres (20 ft)	6 metres (20 ft)
Minimum rear yard	1.2 metres (4 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum side yard		1.2 metres (4 ft)	1.2 metres (4 ft)

6.4 Accessory Uses

Minimum yard setbacks	A minimum 7.5 metres (25 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 1.5 metres (5 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft).
Maximum floor area and height	All accessory buildings shall not exceed 60 m ² (646 ft ²) in area and shall not exceed 4 metres (13 ft) in height from grade level to the underside of the eaves.
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.5 metres (5 ft) from the site line abutting the lane.

- .1 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 and shall not exceed the square footage of the main floor of the principal dwelling in size.
- .2 A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line.
- .3 A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section.
- .4 All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.



- .5 No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded.
- .6 Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be prohibited on all residential sites.

6.5 Parking

In accordance with Section 3.19 Parking, the following regulations apply to parking in this zoning district:

- .1 A maximum of one driveway per residential lot is permitted, with the exception of:
 - a. Corner lots, which may have two driveways if each accesses a different street; and
 - b. Properties with rear-lane access, where a secondary driveway may be permitted to accommodate detached garages.
- .2 Driveways shall comply with the following standards:

Minimum width	3 metres (10 ft)
Maximum width	7 metres (23 ft)
Surfacing	All driveways must be surfaced with asphalt, concrete, gravel, or another permeable material as approved by the municipality

- .3 Any additional driveways require approval by Council.

6.6 Fence Height

- .1 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, and chain-link fences:
 - a. No fence or other structure shall be erected past any property line;
 - b. In a required front yard, to a height no greater than 1 metre (3 ft) above grade level;
 - c. In a required rear yard, to a height no greater than 2 metres (6.5 ft) above grade level; and
 - d. Except permitted accessory buildings, no fence or other structure, shall be erected to a height of more than 2 metres (6.5 ft).



6.7 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.4 m² (4 ft²).
- .2 In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
- .3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- .4 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

6.8 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any residential site.
- .2 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- .3 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- .4 No recreational vehicles shall be stored in any front yard or boulevard.
- .5 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- .6 Provision shall be made for the owner of the property to temporarily display a maximum of either one vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

6.9 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.
- .2 Specific criteria for **semi-detached, duplex dwellings, fourplex or townhouses, and other multi-unit dwellings** includes:
 - a. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential areas.



- .3 Specific criteria for **dwelling groups** includes:
- a. The size and location of the development will be consistent with the capacity of the street system to handle the added development;
 - b. The development will not cause excessive traffic to pass through existing low density residential areas;
 - c. The density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites;
 - d. Building separations shall meet the standards for similar residential structures on separate parcels; and
 - e. Bare land condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property of the parcel.
- .4 Specific criteria for **day cares; care homes; personal service trade; and bed and breakfast homes** includes:
- a. Council will consider the compatibility of the proposed use with the adjacent land uses;
 - b. There is infrastructure in place or proposed to accommodate the use including potable water supply, sewer, and utilities;
 - c. The proposed use has access to an all-weather road and on-site parking; and
 - d. The proposed use demonstrates the need and demand from the public of such a use.





7. Multiple Dwelling Residential – R2



R2

The purpose of the Multiple Dwelling Residential District (R2) is to accommodate a variety of high-density residential development including semi-detached residences, townhouses, and multi-unit dwellings.

No person shall within any R2 - Multiple Dwelling Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

7.1 Permitted Uses

- .1 Principal Uses
 - a. Single detached dwellings;
 - b. Ready-To-Move (RTM) and modular homes;
 - c. Semi-detached, duplex, fourplex, or townhouses and other multiple unit dwellings;
 - d. Dwelling groups;
 - e. Co-housing;
 - f. Public playgrounds and swimming pools;
 - g. Public works, buildings and structures, excluding offices, shops, warehouses, storage yards and waste management or sewage facilities.
- .2 Accessory Uses
 - a. Uses, buildings, and structures accessory to the foregoing permitted and located on the same site with the principal use;
 - b. Secondary suites;
 - c. Garage or garden suites.

7.2 Discretionary Uses

- .1 Principal Uses
 - a. Tiny homes;
 - b. Child day cares and preschools (refer to section 4.8);
 - c. Adult day cares (refer to section 4.9);
 - d. Group care facilities.

- .2 Accessory Uses
- a. Home occupations, home-based businesses (refer to section 4.10);
 - b. Personal service trades;
 - c. Child day cares and preschools (refer to section 4.8);
 - d. Adult day cares (refer to section 4.9);
 - e. Bed and breakfast homes (refer to section 4.4);
 - f. Residential care homes (refer to section 4.7).

7.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Permitted Uses:	Single Detached Dwellings	Semi-Detached Dwellings and Duplexes (per dwelling unit)	Townhouses, Fourplexes and Multiple Unit Dwellings
Minimum site area	464.5 m ² (5000 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	557.4 m ² (6000 ft ²) plus 93 m ² (1001 ft ²) for each dwelling unit in excess of three units
Minimum floor area	65 m ² (700 ft ²)	65 m ² (700 ft ²)	28 m ² (301 ft ²) (2 bedrooms), 46 m ² (495 ft ²) (3 bedrooms)
Minimum site frontage	10.7 metres (35 ft) with a lane, 15 metres (49 ft) without a lane	8.5 metres (28 ft) with a lane, 10.5 metres (34 ft) without a lane	15 metres (49 ft)
Height	9 metres (30 ft) for Principal Buildings	10 metres (33 ft) for Principal Buildings; unless otherwise approved by the Fire Chief	9 metres (30 ft) (2 ½ Stories) (15 metres (49 ft) maximum)
Maximum site coverage	40% and 50% on a corner site	40% and 50% on a corner site	40% and 50% on a corner site
Minimum front yard	6 metres (20 ft)	6 metres (20 ft)	6 metres (20 ft)
Minimum rear yard	7.5 metres (25 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum side yard	1.2 metres (4 ft)	1.2 metres (4 ft)	3.5 metres (11 ft) or 50% of the average wall height, whichever is greater



Playgrounds and Swimming Pools

Minimum site area	No minimum
Minimum floor area	No minimum
Minimum site frontage	No minimum
Maximum site coverage	No maximum
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	No minimum
Minimum side yard	3 metres (10 ft)

Discretionary Uses:	Tiny Homes	All Other Discretionary Uses
Minimum site area	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	464.5 m ² (5000 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane
Minimum floor area	18.5 m ² (200 ft ²)	65 m ² (700 ft ²)
Minimum site frontage	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane	10.7 metres (35 ft) with a lane, 15 metres (49 ft) without a lane
Maximum site coverage	No maximum	40% and 50% on a corner site
Minimum front yard	7.5 metres (25 ft)	6 metres (20 ft)
Minimum rear yard	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum side yard	1.2 metres (4 ft)	1.2 metres (4 ft)



7.4 Accessory Uses

Minimum Yard setbacks	A minimum 7.5 metres (25 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 1.5 metres (5 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft).
Maximum floor area and height	All accessory buildings shall not exceed 60 m ² (646 ft ²) in area and shall not exceed 4 metres (13 ft) in height from grade level to the underside of the eaves.
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.5 metres (5 ft) from the site line abutting the lane.

- .1 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 and shall not exceed the square footage of the main floor of the principal dwelling in size.
- .2 A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line.
- .3 A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section.
- .4 All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- .5 No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded.
- .6 Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be prohibited on all residential sites.



7.5 Parking

In accordance with Section 3.19 Parking, the following regulations apply to parking in this zoning district:

- .1 A maximum of one driveway per residential lot is permitted, with the exception of:
 - a. Corner lots, which may have two driveways if each accesses a different street; and
 - b. Properties with rear-lane access, where a secondary driveway may be permitted to accommodate detached garages.
- .2 Driveways shall comply with the following standards:

Minimum width	3 metres (10 ft)
Maximum width	7 metres (23 ft)
Surfacing	All driveways must be surfaced with asphalt, concrete, gravel, or another permeable material as approved by the municipality

- .3 Any additional driveways require approval by Council.

7.6 Fence Height

- .1 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, and chain-link fences:
 - a. No fence or other structure shall be erected past any property line;
 - b. In a required front yard, to a height no greater than 1 metre (3 ft) above grade level;
 - c. In a required rear yard, to a height no greater than 2 metres (6.5 ft) above grade level; and
 - d. Except permitted accessory buildings, no fence or other structure, shall be erected to a height of more than 2 metres (6.5 ft).

7.7 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.4 m² (4 ft²).
- .2 In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
- .3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.



- .4 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

7.8 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any residential site.
- .2 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- .3 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- .4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- .5 Provision shall be made for the owner of the property to temporarily display a maximum of either one vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

7.9 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.
- .2 Specific criteria for **day cares; care homes; personal service trade; and bed and breakfast homes** includes:
 - a. Council will consider the compatibility of the proposed use with the adjacent land uses;
 - b. There is infrastructure in place or proposed to accommodate the use including potable water supply, sewer, and utilities;
 - c. The proposed use has access to an all-weather road and on-site parking; and
 - d. The proposed use demonstrates the need and demand from the public of such a use.





8. Residential Mobile Home District – RMH

RMH

The purpose of the Residential Mobile Home District (RMH) shall be to accommodate mobile home park development in a concentrated manner.

No person shall within any RMH – Residential Mobile Home District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

8.1 Permitted Uses

- .1 Principal Uses
 - a. Mobile home parks;
 - b. Mobile homes;
 - c. Tiny homes;
 - d. Public playgrounds and swimming pools;
 - e. Public works, buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.
- .2 Accessory Uses
 - a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

8.2 Discretionary Uses

- .1 Principal Uses
 - a. Laundromats;
 - b. Group care facilities.
- .2 Accessory Uses
 - a. Home occupations, home-based businesses (refer to section 4.10).



8.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Mobile Home Parks

Minimum site area	2 hectares
Minimum site frontage	15 metres (49 ft)
Maximum site coverage	40% including 10% of the area shall be designated communal open space and the Road allowance shall be 15 metres (49 ft) in width
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)
Minimum side yard	7.5 metres (25 ft)

Permitted Uses:	Mobile Homes	Tiny Homes	Playgrounds and Swimming Pools
Minimum site area	350 m ² (3767 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	No minimum
Minimum floor area	65 m ² (700 ft ²)	18.5 m ² (200 ft ²)	No minimum
Minimum site frontage	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane	No minimum
Maximum site coverage	40%	No maximum	No maximum
Minimum front yard	7.5 metres (25 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)	7.5 metres (25 ft)	No minimum
Minimum side yard	1.2 metres (4 ft)	1.2 metres (4 ft)	3 metres (10 ft)



Discretionary Uses:

Minimum site area	350 m ² (3767 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane
Minimum floor area	65 m ² (700 ft ²)
Minimum site frontage	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane
Maximum site coverage	40%
Minimum front yard	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)
Minimum side yard	1.2 metres (4 ft)

8.4 Development Standards for Mobile Homes

- .1 All mobile homes must meet the standards set out in CSA A277 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a credible certification agency indicating that compliance with the National Building Codes has been certified using the A277 procedure.
- .2 All attached and accessory structures shall require a building permit and shall comply with the requirements of the National Building Code of Canada and the Building Bylaw of the Town of Radisson.
- .3 All attached or accessory structures such as porches, sunroom additions, skirting and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.
- .4 In order to protect the residential character of the community, wheels, hitches, and running gear must be removed within thirty (30) days of arrival, and skirting must be installed within sixty (60) days, in such a manner as to compensate for vertical movements and to prevent the entrance of rodents and other small animals.
- .5 All mobile homes shall be connected to water and sewer services provided by the municipality and connected as available to other public utilities.



8.5 Accessory Uses

Minimum Yard setbacks	Accessory buildings shall comply with the yard requirements for a principal building. Any building located less than 1 metre (3 ft) from a principal building shall comply with all the minimum yard requirements of the principal building.
Maximum floor area and height	All accessory buildings shall not exceed 60 m ² (646 ft ²) in area and shall not exceed 4 metres (12 ft) in height from grade level to the underside of the eaves.
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.5 metres (5 ft) from the site line abutting the lane.

- .1 Private garages and accessory buildings if less than 10 m² (108 ft²), shall have a minimum side or rear yard of 0.75 metres (2 ft) and a maximum projection of 0.5 metres (2 ft) into the required yard for any eaves, gutters, or drain spouts.
- .2 Uncovered outdoor swimming pools and other yard recreation equipment shall have a minimum side or rear yard of 0.75 metres (2 ft). In rear yards, laundry drying equipment and garbage stands are permitted.
- .3 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 and shall not exceed the square footage of the main floor of the principal dwelling in size.

8.6 Parking

In accordance with Section 3.19 Parking, the following regulations apply to parking in this zoning district:

- .1 A maximum of one driveway per residential lot is permitted, with the exception of:
 - a. Corner lots, which may have two driveways if each accesses a different street; and
 - b. Properties with rear-lane access, where a secondary driveway may be permitted to accommodate detached garages.



.2 Driveways shall comply with the following standards:

Minimum width	3 metres (10 ft)
Maximum width	7 metres (23 ft)
Surfacing	All driveways must be surfaced with asphalt, concrete, gravel, or another permeable material as approved by the municipality

.3 Any additional driveways require approval by Council.

8.7 Fence Height

- .1 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, and chain-link fences:
- No fence or other structure shall be erected past any property line;
 - In a required front yard, to a height no greater than 1 metre (3 ft) above grade level;
 - In a required rear yard, to a height no greater than 2 metres (6.5 ft) above grade level; and
 - Except permitted accessory buildings, no fence or other structure, shall be erected to a height of more than 2 metres (6.5 ft).

8.8 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.4 m² (4 ft²).
- .2 In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
- .3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- .4 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

8.9 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any residential site.
- .2 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.



- .3 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- .4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- .5 Provision shall be made for the owner of the property to temporarily display a maximum of either one vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

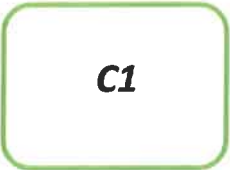
8.10 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.
- .2 Specific criteria for **laundromats** include:
 - a. The location of laundromats will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas; and
 - b. Consideration shall be given to the area's municipal servicing capacity.





9. Town Centre Commercial District – C1



C1

The purpose of the Town Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian oriented commercial activities and service.

No person shall within any C1-Town Centre Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

9.1 Permitted Uses

- .1 Principal Uses
 - a. Banks and other financial institutions;
 - b. Administrative offices;
 - c. Barbers, hairdressers, and other similar personal services establishments;
 - d. Medical, dental, and other health care offices and clinics or health services;
 - e. Restaurants, cafes, coffee shops, and other similar fast food services;
 - f. Confectionaries and delicatessens;
 - g. Storefront retail stores and outlets;
 - h. Storefront bakeries, butcher shops, and similar food processing with on-site retail sales;
 - i. Artisan studios, craft and workshops;
 - j. Theatres, community services;
 - k. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
 - l. Licensed premises for the sale and consumption of alcoholic beverages;
 - m. Libraries, galleries, museums, and other similar cultural institutions;
 - n. Public transportation depots;
 - o. Outdoor markets and concessions (permanent, seasonal, or occasional);
 - p. Small-scale repair trades such as tailors, jewelers, art and hand craft shops and studios, craftspeople and similar trades, including retail sales of art and craft products;
 - q. Storefront construction trades without yards;
 - r. Business and professional offices;

- s. Public works buildings, offices and structures excluding warehouses, storage yards, and waste management or sewage facilities.
- .2 Accessory Uses
 - a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

9.2 Discretionary Uses

- .1 Principal Uses
 - a. Cannabis retail outlets (refer to section 4.6);
 - b. Vapour retail outlets (refer to section 4.13);
 - c. Commercial greenhouses;
 - d. Herb processing and packaging plants;
 - e. Lumber and building supply establishments;
 - f. Shops of plumbers, pipe fitters, metal workers, and other industrial trades manufacturing and sales;
 - g. Service stations and other establishments for the servicing, storage, and sale of motor vehicles, dwellings, and recreational vehicles;
 - h. Car washes;
 - i. Funeral homes;
 - j. Animal hospitals, or clinics and offices of veterinary surgeons.
- .2 Accessory Uses
 - a. Dwellings attached to and behind, or above, commercial establishments.

9.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Permitted and Discretionary Uses

Minimum site area	278.7 m ² (3000 ft ²)
Minimum site frontage	7.5 metres (25 ft)
Minimum site coverage	75%
Minimum front yard	No requirement
Minimum rear & side yard	No requirement except 6 metres minimum rear if abutting a Residential District without an intervening street or lane. 1.5 metre (5 ft) minimum side yard is abutting a Residential District without an intervening street or lane.
Height	15 metres (49 ft)



9.4 Accessory Uses

Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

9.5 Fence Height

- .1 Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial purposes abuts a Residential District without an intervening street or lane. Such screening shall consist of a solid fence, or wall over 1.5 metres (5 ft) in height in a side or rear yard and over 1 metre (3 ft) in a front yard.
- .2 No fence in a commercial zone shall exceed 2.5 metres (8 ft).
- .3 No barbed wire or razor wire fences shall be allowed in this district.

9.6 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- .2 The facial area of a sign shall not exceed 4 m² (43 ft²).
- .3 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted.
- .4 Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.
- .5 No sign shall be illuminated unless the source of light is steady and suitably shielded. Neon signs are not permitted.
- .6 The maximum height of any sign shall be 6.1 metres (20 ft).

9.7 Outside Storage

- .1 Council may apply special standards or conditions regarding the location of storage areas. Storage allocation for discretionary uses is subject to approval.
- .2 No yard shall be used for the storage or collection of hazardous materials.



9.8 Landscaping

- .1 Where a site abuts any Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout, which shall not be used for any purpose except landscaping.

9.9 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.
- .2 Specific criteria for **accessory dwellings attached to and behind, or above, commercial establishments:**
 - a. A maximum of two accessory dwelling units attached to and behind, or above, a commercial establishment will be allowed;
 - b. Council will favorably consider an accessory dwelling where it is located in the principal building with the front of the building at grade level always remaining a commercial use; and
 - c. Council will favorably consider accessory dwellings that have a main entrance that is separate from that of the commercial establishment.
- .3 Specific criteria for **commercial greenhouses, herb processing and packaging plants, lumber and building supply establishments, shops of plumbers, pipe fitters, metal workers and other industrial trades and manufacturing sales, service stations and other establishments for the servicing, storage, and sale of motor vehicles, dwellings, and recreation vehicles, and car washes:**
 - a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv. Utilized of hazardous substances.
 - b. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and



- c. All activities related to herb processing and packaging shall be conducted within an enclosed building.
- 4. Specific Discretionary Use Evaluation Criteria for **Funeral Homes**:
 - a. A funeral home will be favourably considered to be on a lot that abuts a major (Primary or Secondary) street, as identified in the Official Community Plan “Primary and Secondary Streets” Reference Map;
 - b. A site with a funeral home must have a fence along the portion of the site line that abuts a residential site; and
 - c. The building shall not contain facilities for cremation.





10. Highway Commercial District – C2



C2

The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial and related activities located along the highway.

No person shall within a C2 – Highway Commercial District use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

10.1 Permitted Uses

- .1 Principal Uses
 - a. Business and/or professional offices;
 - b. Motels or motor hotels, including a dwelling for caretakers, owners, or managers;
 - c. Restaurants;
 - d. Licensed premises for the sale and consumption of alcoholic beverages;
 - e. Service stations and other establishments for the servicing, storage, and sale of motor vehicles, dwellings, and recreational vehicles;
 - f. Car washes;
 - g. Cardlock operations and bulk fuel sales and storage pursuant to Section 4.3;
 - h. Residential or agricultural building assembly area;
 - i. Commercial recycling depots;
 - j. Animal hospitals, or clinics and offices of veterinary surgeons;
 - k. Shops of plumbers, pipe fitters, metal workers, and other industrial trades manufacturing and sales;
 - l. Construction and other industrial trades and contractors' yards, plants, workshops, and/or offices;
 - m. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
 - n. Commercial greenhouses and market gardens;
 - o. Farm and industrial machinery equipment sales and service;
 - p. Fertilizer sales and service;
 - q. Lumber and building supply establishment;

- r. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials;
 - s. Trucking operations;
 - t. Semi-trailer and container parking lots including shipping containers;
 - u. Self-service storage facilities; and
 - v. Public works buildings and structures including offices, warehouses, storage, and yards, excluding waste management or sewage facilities.
- .2 Accessory Uses
- a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

10.2 Discretionary Uses

- .1 Principal Uses
- a. Oil field supply and service establishments;
 - b. Rooming houses;
 - c. Grain elevators;
 - d. Seed cleaning plants;
 - e. Feed mills and flour mills;
 - f. Industrial parks containing a combination of permitted uses;
 - g. Warehousing and supply depots;
 - h. Manufacturing, fabricating, processing, assembly, finishing, production, or packaging of materials;
 - i. Abattoirs; and
 - j. Aggregate material storage and handling operations.
- .2 Accessory Uses
- a. Rooming houses.

10.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.



	Permitted Uses	Motels
Minimum site area	465 m ² (5005 ft ²)	1600 m ² (17,222 ft ²)
Minimum site frontage	15 metres (49 ft)	30 metres (98 ft)
Minimum front yard	6 metres (20 ft)	15 metres (49 ft)
Minimum side yard	3 metres (10 ft)	3 metres (10 ft)
Minimum rear yard	6 metres (20 ft)	6 metres (20 ft)

	Service Stations	All Other Discretionary Uses
Minimum site area	929 m ² (10,000 ft ²)	465 m ² (5005 ft ²)
Minimum site frontage	30 metres (98 ft)	15 metres (49 ft)
Minimum front yard	7.5 metres (25 ft)	6 metres (20 ft)
Minimum side yard	3 metres (10 ft)	3 metres (10 ft)
Minimum rear yard	6 metres (20 ft)	6 metres (20 ft)

10.4 Accessory Uses

- .1 Setbacks for accessory buildings shall meet the same requirements as the principal use or building.
- .2 Temporary, fabric covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet material shall be permitted in a required rear or side yard.

10.5 Fence Height

- .1 Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a Residential District without an intervening street or lane. Such screening shall consist of a solid fence or wall over 1.5 metres (5 ft) in height in a side or rear yard and over 1 metre (3 ft) in a front yard.
- .2 No fence in a commercial or industrial zone shall exceed 2.5 metres (8 ft).
- .3 No barbed wire or razor wire fences shall be allowed in this District.



10.6 Landscaping

- .1 A landscaped strip of not less than 3 metres (10 ft) in width throughout, lying parallel and abutting the front site line shall be provided on every site.
- .2 On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- .3 Where a site abuts any Community Service or Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

10.7 Loading Requirements

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. The minimum area of an individual loading space shall be 17 m² (183 ft²). Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
93 m ² to 1300 m ²	1 space
1300 m ² to 2800 m ²	2 spaces
Greater than 2800 m ²	2 spaces +1 space for each 5600 m ² (60,278 ft ²)

10.8 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 4 m² (43 ft²).
- .2 No sign shall be located in any manner that may jeopardize public safety.
- .3 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- .4 Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.



- .5 No sign shall be illuminated unless the source of light is steady and suitably shielded.
- .6 The maximum height of any sign shall be 6.1 metres (20 ft).
- .7 Billboards (off-premises advertising signs) shall only be permitted in the Highway Commercial (C2) District, subject to the following conditions:
 - a. The maximum sign area shall not exceed 1.6m² (200 ft²) per billboard face;
 - b. The maximum height of the sign shall not exceed 7.5 metres (25 ft) from grade;
 - c. Billboards shall be spaced a minimum of 300 metres (984 ft) apart along the same roadway;
 - d. Billboards shall be set back a minimum of 6 metres (20 ft) from any property line and shall not obstruct sightlines at intersections or driveways;
 - e. Illuminated billboards must use static lighting only; flashing, animated, or digital billboards are prohibited;
 - f. No billboard shall be located within 400 metres (1312 ft) of a Residential District.

10.9 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.
- .2 Council may apply special standards or conditions regarding the location of storage areas. Storage allocation for discretionary uses is subject to approval.
- .3 No yard shall be used for the storage or collection of hazardous materials.
- .4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the property, vehicles, or vehicular parts.

10.10 Supplementary Regulations

Service Stations

- .1 Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6 metres (20 ft) from the intersection.
- .2 Fuel pumps and other accessory equipment shall be located not less than 6 metres (20 ft) from any street or site line.



- .3 All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.
- .4 Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- .5 Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.
- .6 Access/egress points shall not be continuous along a street and shall be at least 10 metres (33 ft) apart.
- .7 Off-site traffic circulation shall be accommodated on the site.
- .8 Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the development officer.

10.11 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.
- .2 Specific criteria for **oil field supply and service establishments; grain elevators; seed cleaning plants; feed mills and flour mills; warehousing and supply depots; manufacturing, fabricating, processing, assembly, finishing, production, or packaging of materials; abattoirs; aggregate material storage and handling operations:**
 - a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - i. Municipal servicing capacity;
 - ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
 - iii. Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and,
 - iv. Utilized of hazardous substances.
 - b. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints.



- .3 Specific criteria for **rooming houses**:
- a. A rooming house must contain a minimum of 4 rooms, with the possibility of a dwelling unit;
 - b. Sanitary facilities must be provided at a rate of minimum of 1 for the first 6 rooms and 1 additional sanitary facilities for every 6 rooms, or part thereof; and
 - c. The development will be entirely consistent with the residential development on adjacent parcels.





11. Industrial District – IND

IND

The purpose of the Industrial District (IND) is to provide areas for industrial activities which have moderate potential for conflict with adjacent land uses and rely on access to prime traffic routes.

No person shall within any IND - Industrial District use any land, or erect, alter, or use any building or structure except in accordance with the following provisions.

11.1 Permitted Uses

1. Principal Uses

- a. Business and/or professional offices;
- b. Industrial parks containing a combination of permitted uses;
- c. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials;
- d. Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious;
- e. Autobody shops;
- f. Salvage yards and auto wreckers;
- g. Construction and other contractors, industrial trades, workshops, yards, plants, and/or offices;
- h. Warehousing and supply depots;
- i. Farm and industrial machinery equipment and vehicle sales and service;
- j. Trucking operations;
- k. Semi-trailer and container parking lot including Sea Containers;
- l. Lumber and building supply establishments;
- m. Construction of RTM homes or agricultural building assembly area;
- n. Motor vehicle, recreational vehicle, and/or mobile home sales and servicing and/or storage compound;
- o. Commercial recycling depots;
- p. Meat processing plants/abattoirs;
- q. Seed cleaning plants, feed mills, and flour mills;
- r. Fertilizer sales and storage;
- s. Bulk petroleum sales and storage;
- t. Aggregate material storage or handling operations;
- u. Solar energy systems;



- v. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities; and
 - w. Storage unit yards, including outdoor industrial storage for equipment, materials, and bulk goods.
- .2 Accessory Uses
- a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

11.2 Discretionary Uses

- .1 Principal Uses
- a. Stockyards and auction marts.
 - b. Kennels (breeder or boarder) (refer to Section 4.11).

11.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Permitted and Discretionary Uses

Minimum site area	929 m ² (10,000 ft ²)
Minimum site frontage	30.5 metres (100 ft)
Minimum front yard	7.6 metres (25 ft)
Minimum rear yard	10% of the depth of the site
Minimum side yard	3 metres (10 ft)
Height	15 metres (49 ft)

11.4 Accessory Uses

- .1 Setbacks for accessory buildings shall meet the same requirements as the principal use or building.
- .2 Temporary, fabric-covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a required rear.

11.5 Fence Height

- .1 Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall



be provided where a lot used for commercial or industrial purposes abuts a Residential District without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall over 3 metres (10 ft) in height in a side or rear yard and over 1 metre (3 ft) in a front yard.

- .2 No fence shall exceed 4 metres (13 ft).
- .3 Barbed wire fencing shall be permitted in the Industrial District, provided that:
 - a. Barbed wire is located only on top of fences that are a minimum of 2.5 metres (8 ft) in height;
 - b. No barbed wire fencing shall be permitted within 3 metres (10 ft) of a property line abutting a Residential District; and
 - c. Razor wire remains prohibited.

11.6 Landscaping

- .1 A landscaped strip of not less than 3 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- .2 On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- .3 Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3 metres (10 ft) in width throughout which shall not be used for any purpose except landscaping.

11.7 Loading Requirements

- .1 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 without restricting access to all parts of the site shall be provided on the site. The minimum area of an individual loading space shall be 17 m² (183 ft²).

11.8 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 4 m² (43 ft²).
- .2 No sign shall be located in any manner that may jeopardize public safety.



- .3 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- .4 Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.
- .5 No sign shall be illuminated unless the source of light is steady and suitably shielded.
- .6 The maximum height of any sign shall be 6.1 metres (20 ft).

11.9 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.
- .2 No yard shall be used for the storage or collection of hazardous material.
- .3 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- .4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the property, vehicles or vehicular parts.
- .5 All outside storage shall be fenced and where the area abuts a residential area, all auto wrecking yards shall be enclosed by a sturdy fence built to a minimum height of 3 metres (10 ft) and constructed of material suitable to conceal from view the materials stored on site. No materials shall be stacked above the height of the fence.
- .6 All automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.

11.10 Supplementary Regulations

Salvage Yards and Auto Wrecker Operations

- .1 This includes salvage yards, auto wreckers, auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal, and similar uses.
- .2 No vehicles or parts thereof shall be located in the front yard.



- .3 All salvage yards shall be totally hidden from the view of the travelling public, provincial highways, any public road and adjacent residential development by utilizing any of the following measures:
 - a. Distance and careful location;
 - b. Natural or planted vegetation;
 - c. An earth berm;
 - d. An opaque fence;
 - e. A building;
 - f. Other appropriate methods approved by Council.

Service Stations

- .1 Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6 metres (20 ft) from the intersection.
- .2 Fuel pumps and other accessory equipment shall be located not less than 6 metres (20 ft) from any street or site line.
- .3 All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.
- .4 Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- .5 Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.
- .6 Access/egress points shall not be continuous along a street and shall be at least 10 metres (33 ft) apart.
- .7 Off-site traffic circulation shall be accommodated on the site.
- .8 Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Development Officer.

11.11 Performance Standards

- .1 An industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:
 - a. Noise - emit no noise of industrial production audible beyond the boundary of the lot on which the operation takes place;
 - b. Smoke - no process involving the use of solid fuel is permitted;
 - c. Dust or ash - no process involving the emission of dust, fly ash or other particulate matter is permitted;
 - d. Odor - the emission of any odorous gas or other odorous matter is prohibited;



- e. Toxic gases - the emission of any toxic gases or other toxic substances is prohibited;
- f. Glare or heat - no industrial operation shall be carried out that would produce glare or heat noticed beyond the property line of the lot;
- g. External storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the authority having jurisdiction. No storage shall be permitted in the front yard;
- h. Industrial wastes - waste which does not conform to the standards established from time to time by Town Bylaws shall not be discharged into any Town sewers; and
- i. The onus of proving to Council's satisfaction that a proposed development does and will comply with these requirements, rests with the developer.

11.12 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.





12. Community Service District – CS



CS

The purpose of the Community Service District (CS) is to provide areas for a wide range of community service-related activities including social, recreational, institutional, parks and public service.

No person shall, within any CS – Community Service District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

12.1 Permitted Uses

.1 Principal Uses

- a. Elementary, high schools and other educational facilities;
- b. Lodges, social clubs, service clubs;
- c. Municipal offices, libraries, historic and cultural institutions, community halls;
- d. Places of worship and assembly halls;
- e. Child and adult child daycares;
- f. Health facilities and special care homes;
- g. Group care facilities;
- h. Recreational - sports fields, parks, playgrounds, curling rinks, skating rinks, tennis courts, lawn bowling greens, swimming pools, and other similar uses;
- i. Golf courses, auto racetracks, horse racetrack;
- j. Natural and nature-like open areas;
- k. Dog parks;
- l. Community gardens;
- m. Pedestrian trails and bicycle pathways;
- n. Skateboard parks or BMX bike-terrain;
- o. Scenic lookout and interpretation facilities, rest stops, and other public trail facilities;
- p. Solar energy systems;
- q. Public works buildings and structures excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works, and shall include water reservoirs, waste management sites, and sewage treatment facilities.

.2 Accessory Uses

- a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

12.2 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

	Permitted uses	Elementary and secondary schools	Skating, curling rinks and swimming pools
Minimum site area	450 m ² (4844 ft ²)	No minimum requirement	1200 m ² (12,917 ft ²)
Minimum site frontage	15 metres (49 ft)	15 metres (49 ft)	20 metres (66 ft)
Minimum front yard	7.5 metres (25 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum rear yard	7.5 metres (25 ft)	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum side yard	50% of the height of the building or 3 metres (10 ft), whichever is greater	50% of the height of the building or 3 metres (10 ft), whichever is greater	1.5 metres (5 ft) except on a corner site abutting a street then 3.6 metres (12 ft) shall be provided

12.3 Accessory Uses

Minimum front yard	7.5 metres (25 ft)
Principal building	All accessory buildings shall be set back 1.2 metres (4 ft) from the principal building.
Minimum side yard	0.8 metres (3 ft) unless the side site line is abutting a street then the side yard shall be 3.6 metres (12 ft).
Minimum rear yard	All accessory buildings with a door or doors opening onto a lane shall not be located less than 2 metres (6.5 ft) from the site line abutting the lane.

12.4 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 4 m² (43 ft²).



- .2 Billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1 m² (11 ft²) in size.
- .3 Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

12.5 Landscaping

- .1 A landscaped strip of not less than 3 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- .2 On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- .3 Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

12.6 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.





13. Mixed-Use Recreational District - MUR

MUR

The purpose of the Mixed-Use Recreational District (MUR) is to integrate recreational, commercial, residential, and light industrial uses into a cohesive and sustainable development. This district is designed to leverage the existing park and campground while encouraging a balanced development that supports economic growth, enhances community livability, and incorporates green spaces and sustainable practices.

No person shall within a MUR – Mixed-Use Recreational District use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

13.1 Permitted Uses

- .1 Principal Uses
 - a. Campgrounds and associated amenities, including RV parks;
 - b. Public parks, trails, and open spaces;
 - c. Community gardens;
 - d. Recreational facilities, such as trails, playgrounds, and picnic areas;
 - e. Duplexes, townhouses, fourplexes, and other multi-unit dwellings;
 - f. Live-work units;
 - g. Mixed-use buildings;
 - h. Restaurants, cafés, and food establishments;
 - i. Service stations and fueling facilities;
 - j. Artisanal workshops and makerspaces;
 - k. Warehousing and distribution centres;
 - l. Light manufacturing and assembly;
 - m. Commercial greenhouses and market gardens;
 - n. Solar energy systems.
- .2 Accessory Uses
 - a. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the principal use.

13.2 Discretionary Uses

.1 Principal Uses

- a. Sustainable tourism;
- b. Craft breweries, wineries, and distilleries;
- c. Event venues or gathering spaces;
- d. Commercial centers with multiple small-scale businesses;
- e. Hotels and motels.

13.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.

Permitted Uses	Campgrounds	Duplexes, Fourplexes, Townhouses, and Other Multi-Unit Dwellings	Service Stations	All Other Uses
Minimum site area	1 ha (2.47 acres)	255 m ² (2745 ft ²) with a lane, 315 m ² (3391 ft ²) without a lane	929 m ² (10,000 ft ²)	465 m ² (5005 ft ²)
Minimum site frontage	30 m (98 ft)	8.5 metres (28 ft) with a lane, 10.5 metres (34 ft) without a lane	30 metres (98 ft)	15 metres (49 ft)
Minimum front yard	10 m (33 ft)	6 metres (20 ft)	7.5 metres (25 ft)	6 metres (20 ft)
Minimum rear yard	10 m (33 ft)	7.5 metres (25 ft)	6 metres (20 ft)	6 metres (20 ft)
Minimum side yard	5 m (16 ft)	1.2 metres (4 ft)	3 metres (10 ft)	3 metres (10 ft)



Discretionary Uses

Minimum site area	465 m ² (5005 ft ²)
Minimum site frontage	15 metres (49 ft)
Minimum front yard	6 metres (20 ft)
Minimum rear yard	6 metres (20 ft)
Minimum side yard	3 metres (10 ft)

13.4 Accessory Uses

Minimum front yard	7.5 metres (25 ft)
Principal building	All accessory buildings shall be set back 1.2 metres (4 ft) from the principal building.
Minimum side yard	0.8 metres (3 ft) unless the side site line is abutting a street then the side yard shall be 3.6 metres (12 ft)
Minimum rear yard	All accessory buildings with a door or doors opening onto a lane shall not be located less than 2 metres (6.5 ft) from the site line abutting the lane.

13.5 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 4 m² (43 ft²).
- .2 Billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1 m² (11 ft²) in size.
- .3 Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

13.6 Outside Storage

- .1 No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.



- .2 Council may apply special standards or conditions regarding the location of storage areas. Storage allocation for discretionary uses is subject to approval.
- .3 No yard shall be used for the storage or collection of hazardous materials.
- .4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the property, vehicles, or vehicular parts.

13.7 Landscaping

- .1 A landscaped strip of not less than 3 metres (10 ft) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- .2 On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- .3 Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 ft) in width throughout which shall not be used for any purpose except landscaping.

13.8 Supplementary Regulations

- .1 All development shall be in accordance with Section 3.28 Sustainable Development Standards.

13.9 Discretionary Use Evaluation Criteria

- .1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 4 and others that are specified in this zoning district.





14. Future Urban Development – FUD

FUD

The purpose of the Future Urban Development District (FUD) is to limit development that may affect future growth of the Town by providing for temporary and transitional uses and activities.

No person shall within any FUD – Future Urban Development District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

14.1 Permitted Uses

- .1 Principal Uses
 - a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
 - b. Community gardens;
 - c. Natural and nature-like open areas;
 - d. Commercial greenhouses and market gardens; and
 - e. Public works buildings and structures including offices, warehouses, storage yards, and waste management or sewage facilities.

14.2 Discretionary Uses

- .1 Accessory Uses
 - a. Uses, buildings, and structures accessory to the principal building or use.

14.3 Site Development Regulations

Public works shall have no minimum or maximum site requirements.



Permitted and Discretionary Uses

Minimum site area	0.4 hectares (1 acre)
Minimum site frontage	60 metres (197 ft) abutting a highway or 6 metres (20 ft) abutting a street.
Minimum front yard	15 metres (49 ft) unless the property abuts a municipal road, then the setback is 60 metres (197 ft) from the centerline of the municipal road.
Minimum side yard	7.5 metres (25 ft) for a dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10 metres (33 ft).
Minimum rear yard	10 metres (33 ft) for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30 metres (98 ft).

14.4 Signage

In accordance with Section 3.26 Sign Regulations, the following regulations apply to signs in this zoning district:

- .1 One permanent sign is permitted per site. The facial area of a sign shall not exceed 1 m² (11 ft²).
- .2 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- .3 Temporary signs not exceeding 1 m² (11 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

14.5 Discretionary Use Evaluation Criteria

- .1 Council will consider the applications for discretionary use with respect to the following criteria:
 - a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
 - b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the District Plan and Official Community Plan;
 - c. The development will not require the development of new streets and utility lines except as may be provide for in existing plans under the District Plan and Official Community Plan and that the proposal is not premature.





15. Flood Hazard Overlay - FH

FH

The intent of this Flood Hazard Overlay is to restrict development in areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in areas designated as flood hazard zones.

15.1 Defining The Boundary

- .1 For all proposed development in this cautionary area, the developer shall be required to contact a qualified engineer or Saskatchewan Water Security Agency to determine the 1:500 year return frequency flood event and necessary freeboard.

15.2 Site Regulations in The Flood Hazard Land Areas

- .1 Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- .2 If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 metres (2 ft) above the 1:500 year flood event will be required.
- .3 Placement of off-site fill in the flood fringe should be limited to that required for flood-proofing or flood risk management, in order to minimize displacement.
- .4 For a proposed development located within the flood fringe, Council may require the developer to undertake a flood study carried out by a qualified professional. The study shall determine the 1:500 year flood elevation including the flood way and the flood fringe areas and any potential impacts and mitigative measures of the proposed development.
- .5 "Hazardous Substances and Waste Dangerous Goods" are prohibited, as defined by the *Hazardous Substances and Waste Dangerous Goods Control Regulations of The Environmental Management and Protection Act* of Saskatchewan.



15.3 Flood Proofing Regulations

- .1 A development permit shall not be issued for any land use, erection, alteration, or use of any building or structure within the Potential Flood Hazard area unless the site/development meets approved flood-proofing measures 0.5 metres (2 ft) above the 1:500 year flood design elevation.
- .2 Any existing buildings may be replaced or expanded subject to appropriate flood-proofing measures being provided.
- .3 For the purpose of this Bylaw, appropriate flood-proofing measures shall mean:
 - a. That all buildings shall be designed to prevent structural damage by flood waters;
 - b. The first floor of all buildings shall be constructed above the designated flood design elevation; and
 - c. All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.



Appendix A - Definitions

Wherever the following words or terms are used in the Town of Radisson Sustainable Official Community Plan Bylaw No. 2025-02, and this Bylaw, unless the context provides otherwise, they shall have the following meaning:

A

Abattoir: A facility for butchering or slaughtering animals, and to dress, cut, inspect meats, refrigerate, cure and manufacture by-products.

Accessory: A building or use that:

- a. Is subordinate to and serves the principal building or principal use;
- b. Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use;
- d. And is located on the same site as the principal building or use

Accessory Dwelling Unit: see Secondary Suites.

Act: *The Planning and Development Act 2007*, Province of Saskatchewan, as amended from time to time.

Adjacent: Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notification.

Administrator: The Administrator of the Town of Radisson.

Aggregate Resource: See Quarriable Substance.

Agricultural: A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.

Alteration or Altered: With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Ancillary Use: A secondary and subordinate use to the principal use, which is specifically allowed, and may include an associated building that is specifically allowed pursuant to this Bylaw.

Animal Clinic: A building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.



Animal Hospital: The premises of a veterinary surgeon where small, large domestic animals and livestock are treated or kept involving surgery and the keeping of animals in outdoor or indoor pens.

Apartment: A building divided into three or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence, not including a hotel or rooming house.

Applicant: A developer or person applying for a development permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act 2007*.

Approved: Approved by the Council of the Town of Radisson.

Attic: That portion of a building situated wholly or in part within the roof and which is less than one-half story.

Automobile (Motor Vehicle): A self-propelled passenger vehicle that usually has four (4) wheels and an internal-combustion engine, used for land transport

Auto Wrecker: An area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

Awning: A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

B

Basement: That portion of a building that is partly or wholly underground.

Bed and Breakfast: A dwelling unit, licensed as a tourist home under *The Public Accommodations Regulations*, in which overnight accommodation within the dwelling unit, along with one (1) meal served before noon, is provided to the travelling public for a charge.

Billboard: A private free standing sign, including supporting structure, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Brewery, Craft: A small-scale brewery that produces limited quantities of beer. Craft breweries may include on-site facilities for tasting, retail sales, and food services, often integrating community-oriented spaces and events

Buffer: A strip of land, vegetation or land use that physically separates two or more different land uses.

Building: A structure constructed on, in, or over land and used for the shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.

Building, Accessory: See Accessory Building.

Building Bylaw: A bylaw of the Town of Radisson to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.



Building Height: The vertical distance of a building measured from grade level to the highest point of the roof.

Building Permit: A permit issued under the Building Bylaw of the Town of Radisson, authorizing the construction of, or the addition to, any building but does not include a Development Permit.

Building, Principal: A building in which is conducted the main or primary use of the site on which said building is situated.

Building Line, Established: 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 of the block has been built on.

Bulk Fuel Sales and Storage: includes land, buildings, and structure for the storage and distribution of fuels and oils including retail sales or key-lock operation.

Business Support Services: Activities intended to provide administrative, promotional or technical support for commercial and industrial activities.

Bylaw: The Town of Radisson Zoning Bylaw.

C

Cannabis: A plant belonging to the genus Cannabis and does not include hemp.

Cannabis, Home Cultivation: The home production of up to four (4) cannabis plants per household as regulated by *The Cannabis Act*.

Cannabis Retail Outlet: A building or commercial premise established solely for the retail sale of medicinal or recreational cannabis and accessories, as regulated by *The Cannabis Control Act (Saskatchewan)*.

Campground: An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

Canopy: A non-retractable, permanent roof-like structure constructed of durable material extending from part or all of a building.

Cardlock Operation: A petroleum dispensing outlet without full-time attendants

Carport: A building or structure or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

Cemetery: A cemetery or columbarium within the meaning of *The Cemeteries Act* Chapter C-4, R.S.S. 1981, as amended from time to time.

Club: A service club or private club which involves recreational, social, cultural or athletic activities.

Co-Housing: A collaborative housing model where residents share common spaces, resources, and responsibilities while maintaining private living units, fostering community interaction and sustainability.



Commercial Use: The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

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, and bingo hall (where licensed by the Saskatchewan Liquor and Gaming Authority).

Community Facilities: Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation or other non-profit organization.

Community Center: A facility operated by the municipality or a non-profit organization for meetings, recreational activities and similar uses and open to the general public.

Condominium: Land, buildings, and units, including private and common property as defined under *The Condominium Property Act*.

Condominium, Townhouse: Involves dividing a building into individually owned units with boundaries referenced to the walls, floors and ceilings. Each unit shall have its own entrance to the outside. Other parts of the building and the parcel containing the building are common property.

Condominium, Bare Land: A condominium in which the units are defined in relation to the land rather than in relation to a structure. A Bare Land condominium could be a duplex or a freestanding home with its own yard and shares all the other features of a conventional condominium except for the definition of the boundaries.

Conservation: The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

Construction Trades: Offices, shops, and warehouses, with or without retail sales for trades associated with construction of buildings

Contractors Yard: The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Convenience Store: A store offering for sale primarily food products, beverages, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Council: The Council of the Town of Radisson.

Cultural Institution: Establishments such as museums, art galleries, libraries, and similar facilities or historical, educational, or culturally interests which are not commercially operated.



D

Day Care: An establishment providing for the care, supervision, and protection of children or adults but does not include the provision or overnight supervision.

Deck: Any raised floor structure at least 0.3 metres (1 ft) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

Demolition Permit: A permit issued for the removal or dismantling of a building or structure with the Town's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

Development: The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, but not be limited to, excavating, filling, grading, or drainage of land.

Development Officer: A person appointed by the Town Council to act as a Development Officer to administer this Bylaw.

Development Permit: A document issued by the Development Officer of the Town of Radisson that authorizes development pursuant to this Bylaw, but does not include a building permit.

Directional Signage: Signage located off-site providing direction to, and information about, a specific enterprise or activity which does not contain general advertising.

Discretionary Use: Uses or development of land, buildings, or other structures that may be permitted in a zoning district only at the discretion of Council and which conforms to all discretionary use regulations and other regulations applicable to the district in which the use is located.

District Plan (DP): The District Plan for the Town of Radisson and participating municipalities is the Redberry Lake Biosphere Reserve District Sustainability Plan, as outlined by Section 102 of *The Planning and Development Act, 2007*.

Dwelling: A building or part of a building intended for residential occupancy.

Dwelling Unit: One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking, and toilet facilities.

Dwelling, Duplex: A building that is divided into two (2) dwelling units with separate entrances and separated by a party wall.

Dwelling Group: A group of single detached, semi-detached, or multiple unit dwellings clustered on one lot or site, built as one development.

Dwelling, Multiple Unit: A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel, or motel.

Dwelling, Semi-Detached: A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.



Dwelling, Single Detached: A building containing only one dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including and RTM when attached to a foundation on the site, but not including a mobile or modular home as defined.

Dwelling, Townhouse: A dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.

E

Educational Institution: An establishment dedicated for the purpose of providing education and instruction in any branch of knowledge.

Environmentally Sensitive Lands and Areas: lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts. These include the following:

- A ravine, coulee, swamp, natural drainage course or creek bed;
- Wildlife habitat, environmentally sensitive or significant natural or heritage areas;
- Flood-prone or potentially unstable land; or
- Land abutting lakes streams or rivers for pollution prevention, bank preservation or development protection from flooding.

Existing: In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

F

Farm Building/Yard: Improvements such as barns, granaries, etc. used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, bee keeping and situated on a parcel of land used for the farm operation.

Fence: A structure used to enclose or screen areas of land.

Fill (Clean Fill): Soil, rock, rubble, or other Town-approved, non-regulated waste that is transported and placed on the existing, usually natural, ground surface.

Flanking: Means to the side of a lot, parcel or site.

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

Floodway: The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one (1) metre or a velocity of one (1) metre per second.

Flood Plain: The area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.



Flood-Proofed: the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to:

- Meet or exceed a depth of one metre; or
- Meet or exceed a velocity of one metre per second.

Flood Fringe: The portion of the flood plain inundated by the 1:500 year flood that is not floodway.

Floor Area: The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar.

Future Land Use Map: In its projections, the map specifies certain areas for residential growth and others for residential, industry, commercial and conservation. The Future Land Use Map for Radisson is attached as Appendix "A" in the Official Community Plan.

Free Standing Sign: A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Frontage (Lot Frontage): The distance across the street side of a lot (a lot must front on a street), between the points where the side lines of the lot meet the street right of way or boulevard; or, where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

G

Garage, Private: A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garage, Public: A building or place where motor vehicles are stored or repaired for remuneration but does not include car washing establishments, an auto sales lot or an automobile service station.

Garden Suite: A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family.

Geotechnical Assessment: An assessment or estimation by a qualified expert of the earth's subsurface and the quality or quantity of environmentally mitigative measures that would be necessary for development to occur.

Gas Bar: A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property, and which may have a convenience store and/or restaurant.

Grade: The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four outside corners of the building.



Greenhouse, Commercial: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, but are sold directly at wholesale or retail from the site.

Greenhouse, Private: A building for the growing of flowers, plant, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

Green Space: Passive and structure leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community, including parks, recreation and tourism nodes, and natural areas.

Gross Floor Area: the total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each story below, at, and above grade, excluding attics, balconies, boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage.

Group Care Facility: A supervised residential dwelling unit, licensed or approved under provincial statute, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health care professionals (see Special Needs Housing).

H

Hazardous Industry/Substance: A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.

Hazard(ous) Land: Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability, land with poor natural drainage, ground water seepage, erosion, steep slopes, rock formations, or other similar features.

Health Service Facility (Health Clinic): A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

Heritage Resource: The history, culture and historical resources of an area and its residents.

Highway Commercial: Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business involved serving the needs of local residents and the traveling public.

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 Department of Highways entitled *"The Erection of Signs Adjacent to Provincial Highway Regulations, 1986"*, as may be amended from time to time.



Home Occupation (Home Based Business): An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in a Residential District.

Hotel: A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept, but does not include a motel or rooming house.

I

Industrial Use: The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Industrial Park: An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e. highways, railroads, airports.

Infill Development: Development that takes place on vacant or underutilized lands within existing urban areas.

Institutional Use: The use of land, buildings, or structures for religious, charitable, educational, health or welfare purposes and includes churches, public or private schools, nursery schools, hospitals, and special care.

K

Kennel, Boarding: The temporary accommodation of more than four dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding: The keeping of domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Kennel, Enclosure: An accessory building or enclosure intended to house one of more domestic animals.

L

Landfill: A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaped Area: An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees, and similar types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, but does not include parking areas, parking lots, driveways or ramps.

Land Use Zoning District: Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Lane: A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.



Livestock: Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

Loading Space: A space having access to a street or lane, in which a vehicle may park to load or unload.

Lot (see Site): An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms "lot" and "site" shall be deemed not to mean the same.

Lounge: A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with food, either in the lounge or in the adjoining restaurant.

M

Manufacturing Establishment: A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

Market Garden: The practice of growing vegetables and fruits and its retail sale to the general public.

Marquee: A roof-like structure of a permanent nature which projects from the wall of a building that is independently supported by a system of columns or piers without walls over an entrance to a building.

Mayor: The Mayor of the Town of Radisson.

Membrane-Covered Structure: A temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic covered used primarily for the storage of vehicles or other equipment accessory to a residential use only.

Minister: The member of the Executive Council to whom for the time being is assigned the administration of *The Planning and Development Act, 2007*.

Mixed-Use: A mix of land uses that facilitate the mixing, rather than separation of, land uses in one (1) distinctive environment, either vertically in the same building or horizontally adjacent. It is intended to be compatible with adjacent uses.

Mobile Home: A trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and that conforms to the Canadian Standards Association (CSA) *Standard #Z240*.

Mobile Home Park: A site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation but does not include an industrial or construction camp or tourist campsite. For the purpose of this Bylaw the terms mobile home park and mobile home court shall be deemed to mean the same.



Mobile Home Subdivision: Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 465 m² and in which all such sites, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

Mobile Home Site: An area of land in a mobile home park that is intended to be occupied by one mobile home and for exclusive use of its occupants with access to a driveway or a public street.

Mobile Shipping Container: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer, or straight truck box but does not include a motor vehicle.

Modular (Manufactured) Home: A residential dwelling that is constructed off site in a yard or factory, in one (1) or more sections, transported to a site for permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings built on site in the Town, and conforming to Canadian Standards Association (CSA) *Standard A277*.

Modular (Manufactured) Home Subdivision: Any subdivision of land and the development thereof for the purpose of accommodating modular homes in such a manner that each home is situated on its own site and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

Motel or Motor Hotel: A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

Multiple-Unit Building: A building containing two (2) or more distinct uses, each of which is allowed in the zoning district in which the building is located

Municipality: The Town of Radisson.

Municipal Reserve: Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a municipality pursuant to of *The Planning and Development Act, 2007*.

Museum: An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection or artifacts of historical interest.

N

Natural Areas: An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.



Non-Conforming Use: Any use of land, building, or structure lawfully existing or under construction where permits have been issued 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.

Noxious use or Condition: Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

O

Office or Office Building: A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business or trade are stored, trans-shipped, sold or processed.

Official Community Plan: The Official Community Plan for the Town of Radisson is Bylaw No. 2025-02, as outlined by Section 32 of *The Planning and Development Act, 2007*.

Open Space: See Green Space.

P

Parking Lot: An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

Parking Facility: A defined area of a site or structure for parking vehicles and includes aisles, parking spaces, related access and egress points, driveways, internal roadways and ramps. Parking structures, parking stations and surface parking are considered parking facilities.

Parking Space: A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street.

Pasture: A site that is used for raising and feeding of livestock by grazing.

Patio: Any hard surface or floor structure less than 0.3 metres above the average ground level upon which it is constructed.

Permitted Use: The use of land, buildings, or other structures that shall be permitted in a zoning district where all requirements of this Zoning Bylaw are met.

Person: A "person" shall apply to an individual, association, firm, partnership, corporation, trust, or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

Personal Care Home: A facility licensed under the *Personal Care Homes Act* that provides long-term residential, social, and personal care, including accommodation, meals, supervision, or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

Personal Service Trades: A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and or grooming needs, but does not include the provision of health related services.



Places of Worship: A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Pond: Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, but not a swimming pool.

Principal Use: The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

Public Work: A system, work, plant, equipment, or service, whether owned or operated by the municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of Radisson:

- Communication by way of telephone lines, optical cable, microwave, and cable;
- Television services;
- Delivery of water, natural gas, and electricity;
- Public transportation by bus, rail, or other vehicle production, transmission;
- Collection and disposal of sewage, garbage, and other wastes; and
- Fire and Police Services.

Q

Quarriable Substance: Any mineral substance, the property of the Crown in the right of Saskatchewan, which is capable of being quarried and includes bentonite, building stone, granite, gravel, gypsum, limestone, marble, marl, sand, slate, volcanic ash, and any other substance which may from time to time be declared by the Lieutenant Governor in Council to be a quarriable substance within the meaning of these regulations.

R

Real-Estate Signage: Signage directly associated with the sale of a property on which it is located.

Ready to Move (RTM) Dwelling: A residential dwelling that is constructed off-site in a yard or factory to *National Building Code* and transported as a single unit to a site for permanent installation on a permanent foundation including a basement.

Recreational Uses: The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory building and structures; but does not include the racing of animals or motorized vehicles.

Recreational Vehicle: A vehicle, such as a camper, motor home, or all-terrain vehicle, used for travelling and recreational activities.

Recreational Vehicle (RV) Park: An area of land, managed as a unit, providing short term accommodation for motor homes and camping trailers, including accessory facilities such as administration offices and laundry facilities.



Recycling and Collection Depot (Community): A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper and paint that would otherwise be considered waste. These types of uses do not include any outdoor processing or storage.

Redevelopment: See Infill Development.

Residential Care Home: A licensed or approved group care home governed by Provincial regulations that provide, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Use: The use of land, buildings, or structures for human habitation.

Restaurant: A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

Retail Store (Shop): A building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacturing of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

Right-Of-Way: The land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Rooming House: A building which contains a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, with sleeping facilities but without private toilet facilities.

S

Satellite Dish: A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

Salvage Yard (Wrecking): A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

School: An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

Sea Container: See Shipping Container.



Secondary Suite: A self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one unit dwelling.

Self-Service Storage Facility: A commercial business that rents or leases storage rooms, lockers, containers, modular storage units, and/or outdoor space, for businesses and individuals to store and access their goods.

Service Station: A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; but does not include an auto body or painting shop, car sales lot, or a car washing establishment.

Setback: The distance required to obtain the front yard, rear yard, side yard, or distance from another building, required by the provisions of this Bylaw.

Shipping Container: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation goods by one or more means of transportation and includes but is not limited to intermodal shopping containers, body of transport trailer or strait truck box but does not include a motor vehicle.

Should, Shall or May:

- *Shall* is an operative word which means the action is obligatory;
- *Should* is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken;
- *May* is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sight Triangle: An unobstructed triangular area at the intersection of two roadways, a roadway and a railway, or a roadway and an access point, intended to maintain clear visibility for drivers and pedestrians. The sight triangle is measured by extending two lines a specified distance from the intersection along the centerline of each roadway or railway and connecting those points to form a triangle.

Sign: Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that 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, thoroughfare, or any other public place.

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

Sign, Billboard: A private free standing sign, including supporting structure, which advertises goods, products, services, organisations, of facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Sign, Canopy: A sign attached to, or painted on an awning, canopy or freestanding canopy.



Sign, Fascia: A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (2 ft) from such building or structure.

Sign, Freestanding: A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Sign, Height: The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Sign, Marquee: A sign that is mounted or painted on, or attached to an awning, canopy, or marquee.

Sign, Off-Premises: A sign which contains any message chosen by a person other than the person in control of the premises upon which the sign is located.

Sign, Projecting (Awning): A structure that is mechanical and fabricated from plastic, canvas, or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

Sign, Temporary: A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Site: An area of land, consisting of one (1) or more lots consolidated under a single Certificate of Title, 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 Area: The total horizontal area within the site lines of a site.

Site, Corner: A site at the intersection of two (2) or more public streets, or upon two (2) parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Coverage: The percentage of the site area covered by all the buildings above the ground level.

Site Depth: The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site, Through: A site other than a corner site, having separate frontages on two (2) streets. The front site line of a through site shall be determined by predetermined building lines.

Site, Width: The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Site Line: Any boundary of a site.



Site Line, Front: The line separating the site from the street; for a corner site, the shorter line abutting a street; though in the case of a corner site with two (2) street lines of equal length, the front site line shall be designated by predetermined building lines.

Site Line, Rear: The site line at the rear of the site, opposite the front site line.

Site Line, Side: A site line other than a front or rear site line.

Site Plan: A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

Special Care Facility (Home): An institutionalised nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

Special Needs Housing: Multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, alternatively-abled persons, occupants of subsidised housing, or the cohabitant spouse and children of persons noted above.

Storage, Outdoor: The storage of equipment, goods, or materials outside of any building or structure, including storage in unclosed portions of buildings which are open to the air on the sides, as an accessory use to a permitted principal use.

Storey: That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

Storey, One-Half: That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of between 1.6 metres (5 ft) and 2.3 metres (8 ft) over a floor area which is not less than one-third ($1/3$) nor more than two-thirds ($2/3$) of the floor area of the story next below.

Stakeholders: Individuals, groups, or organisations who have a specific interest or “stake” in a particular need, issue situation, or project and may include members of the local community residents, community groups, or local, provincial and federal governments.

Street: The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at the Information Services Corporation (ISC).

Structural Alteration: The construction or reconstruction of supporting elements of a building or other structure.

Structure: Anything that is built, constructed, or erected that is located on the ground or attached to something located on, or in the ground.

Subdivision: A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

Sustainable Official Community Plan: See Official Community Plan.



Sustainable Tourism: Tourism that respects and enhances the environment, culture, and economic well-being of a destination, ensuring benefits are distributed equitably and impacts are minimized.

Sustainability: A holistic approach to development that meets current needs while safeguarding resources and opportunities for future generations, balancing environmental, social, economic, and cultural dimensions.

Swimming Pool: Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.6 metres (2 ft) or more at any point.

T

Tavern: an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted.

(Tele)communication Facility: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

Tiny Home: Compact, energy-efficient dwellings that prioritize affordability and sustainability, catering to diverse housing needs.

Tourist Campground: An area of land, managed as a unit, providing short-term accommodation for tents, camping trailers, motor homes and campers, including accessory facilities such as administration offices and laundry facilities.

Tourist Home: a private home or dwelling other than a rooming house, hotel or motel in which rooms are offered for rent to the travelling public for sleeping accommodations.

Town: The Town of Radisson.

Town Administrator: The Administrator of the Town of Radisson.

Trailer (Camping), Motor Home: Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.

Trucking Firm Establishment: The use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include an automobile service station, transportation sales or rental outlets.



U

Units of measure: units of measure in this Bylaw are metric, abbreviated as follows:

- m - meter(s)
- m² - square meter(s)
- km - kilometer(s)
- ha - hectare(s)

Use: The activity or purpose for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, occupied, or maintained.

Used For: Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

Utility Shed: An accessory building or structure used for the storage of goods with a maximum floor area of 9.3m².

V

Vehicle Repair and Maintenance Service Indoor: Includes all land uses which perform maintenance services to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

Veterinary Clinics: A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

W

Warehouse: A building used for the storage and distribution of wholesale goods and materials.

Waste Disposal Facility, Liquid: A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility, Solid: A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Y

Yard: Open, uncovered space open to the sky on the same site with a building or structure.

Yard, Front: The area between the side site lines and the front site line to the front building line.

Yard, Rear: The area between the side site lines and the front site line to the rear building line. (corner and interior)

Yard, Required: The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.



Yard, Side: The area between the front and rear yards and between the side site line and the side building line.

Z

Zoning District: Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.



