

A BYLAW TO ADOPT A ZONING BYLAW
BYLAW NO. 04-2014

The council of the Northern Village of Pinehouse, in the Province of Saskatchewan, in open meeting assembled enacts follows:

- 1) Pursuant to sections 46 and 75 of The Planning and Development Act, 2007 the Council of the Northern Village of Pinehouse, hereby adopts a Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3) This bylaw shall come into force and take effect upon approval of the Minister of Government Relations.

Read a first time St the day of Sept, 2014
Read a second time _____ the day of _____, 20____
Read a third time _____ the day of _____, 20____

Adoption of this Bylaw this _____ day of _____, 20____

Mayor

(SEAL)

Administrator

Certified a True Copy of the bylaw adopted by Resolution of Council
on the _____ day of _____ 20____.

(signature)

(date)

**Northern Village
of
Pinehouse**

Zoning Bylaw

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NORTHERN VILLAGE OF PINEHOUSE

ZONING BYLAW

SCHEDULE 'A' to

BYLAW NO. _____

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1 INTRODUCTION

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Council of the Northern Village of Pinehouse, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1.1 Title

- 1.1.1 This bylaw shall be known and may be cited as the "Northern Village of Pinehouse Zoning Bylaw."

1.2 Purpose

- 1.2.1 The purpose of this bylaw is to regulate development and control the use of land in the Northern Village of Pinehouse in accordance with *The Official Community Plan*. This bylaw provides a legal way of managing land use and protects landowners from conflicting and possibly dangerous land uses in the Northern Village.

1.3 Scope

- 1.3.1 Development shall be permitted within the limits of the Northern Village of Pinehouse only when in conformity with the provisions of this bylaw, the Northern Village of Pinehouse *Official Community Plan*, and the PDA.

1.4 Severability

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

1.5 Other Legislative and Bylaw Requirements

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

2 DEFINITIONS

The following words or terms used in this bylaw shall be defined as such:

1:500 Flood Hazard Elevation – an overflowing of a large amount of water beyond its normal confines, with a probability of a 1/500, or 0.2% chance of happening in any given year. (Figure 1 -1:500 Flood Hazard Elevation).

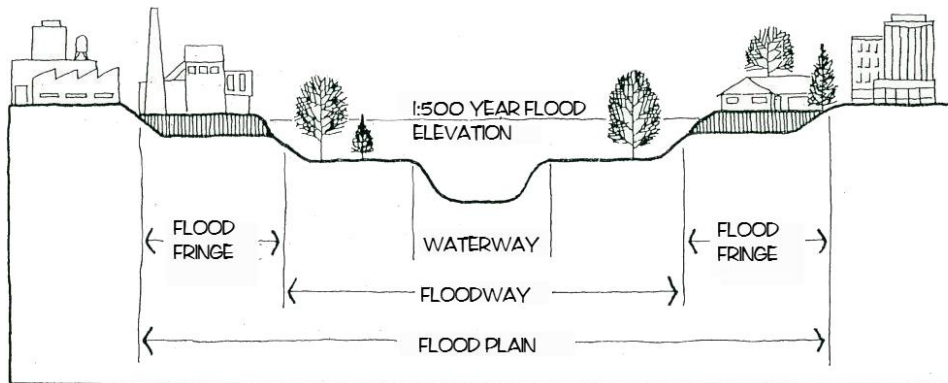


Figure 1 -1:500 Flood Hazard Elevation

Accessory Building or Use - a building or use which:

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

Administrator - the Administrator of the Northern Village of Pinehouse.

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

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

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

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

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

Automotive Wrecker - development used for the storing, parting, dismantling or wrecking of 3 or more motor vehicles, not in running condition, or parts of them, and where these components may be used for resale.

Bare Land Condominium - See **Dwelling Group**.

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

Bed and Breakfast Operation - a dwelling unit in which the occupants thereof use a portion of the principal dwelling unit, or garage suite or garden suite that is located on the same site as the occupied principal dwelling, for the purpose of providing for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

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

Billboard – see **Sign, Billboard**

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

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

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

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

Buildable Area – the total contiguous area within a site that the principal building and parking required on a site must be constructed within. Buildable area equals the total lot area minus the required front yard, required side yards, and required rear yard areas (Figure 11 – Yard Requirements).

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

Building Bylaw - a bylaw of the Northern Village of Pinehouse regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

Building Height - means the vertical distance of a building measured from the average grade level to the highest point of the building or structure (Figure 2 - Building Height).

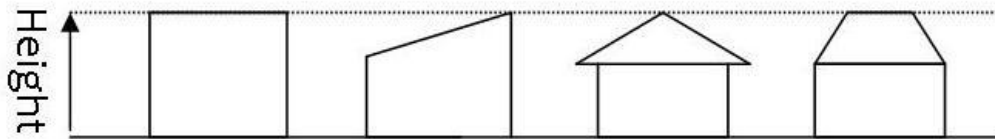


Figure 2 - Building Height

Building Permit - an official document issued under the Building Bylaw of the Northern Village of Pinehouse, authorizing the construction, alteration, repair, relocation, demolition, or change of use for all or part of a building or structure.

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

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

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

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

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

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

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

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

Community Facility - development used for recreational, social, arts, or multi-purpose use in a building without fixed seats and an occupancy capacity of fewer than 500 persons, primarily intended for local community purposes. Typical uses include, community halls, community centres, auditoriums and community league operations of a local resident's organization or club.

Community Garden - a garden plot on public land that is managed and tended by local residents or a community club for the cultivation and propagation of plants intended for food harvesting or landscape beautification.

Community Residential Home – see **Home, Community Residential**

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

Council - the elected Council of the Northern Village of Pinehouse.

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

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

Day Care Centre - a facility which provides for the non-parental care of pre-school age children or school aged children outside of normal school hours, and includes, but is not limited to:

- a child care centre or day care centre which is required to be licensed by the Province of Saskatchewan pursuant to *The Child Care Act*; or
- a nursery school for pre-school children.

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

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

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

Development Permit- an official document authorizing development, issued for a specific parcel of land pursuant to this bylaw, but does not include a building permit.

Discretionary Use - a use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this bylaw.

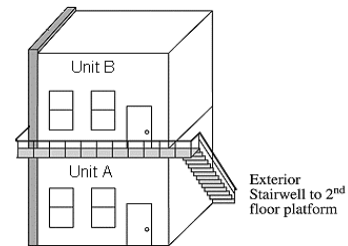


Figure 3 - Duplex Dwelling

Duplex Dwelling - a structure on a single site containing two dwelling units, each of which is totally separated from the other, either by the ceiling and flooring or a fire wall between, extending from exterior wall to exterior wall (Figure 3 - Duplex Dwelling).

Dwelling Unit – living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit. For the purposes of this bylaw, a dwelling unit does not include a caretaker’s unit.

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

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

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

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

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

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

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

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

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

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

Float Plane Dock - a structure used for the purpose of mooring float planes which may include multiple mooring slips and related storage.

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

Fourplex Dwelling - four attached dwellings in one structure in which each unit has, at minimum, two open space exposures and shares one or two walls with the adjoining unit or units (Figure 4 - Fourplex Dwelling).

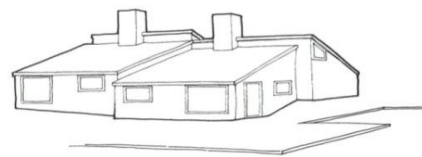


Figure 4 - Fourplex Dwelling

Freeboard - the height of the watertight portion of a building or other construction above a given level of water.

Frontage - the side of a lot abutting on a street; the front lot line. In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the required front yard setback.

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

Garden Suite- a single-storey accessory building used as a dwelling unit located in a building separate from the principal dwelling unit on a site.

Garden Plot - a cultivated plot of ground where seeds are planted. Typical growth includes: flowers, vegetables, fruit or herbs.

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

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

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

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

Grade Level - an average elevation of the finished surface of the ground adjacent to the exterior walls of the building or structure.

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

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

Hazard Land - land which may be prone to flooding, slumping, landslides, erosion, any other instability, or is located within a flood plain or watercourse. May include contaminated lands.

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

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

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

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

Community Residential Homes may include:

- halfway house;
- community training residence;
- adult custodial care facility; or
- mental health center, psychiatric ward, treatment of mental disorders.

Home, Personal Care - a care home outside of the publicly funded system, licensed under *The Personal Care Home Act* that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing, grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

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

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

Residential Service Homes may include:

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

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

- are unable to fully care for themselves and who require prolonged care; and
- are not related by blood or marriage to the person conducting or operating the home or facility.
- Residents include the elderly and younger adults with physical or mental disabilities. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

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

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

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

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

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

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

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

Legal Non-Conforming Use - a lawful specific use:

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

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

Lot - an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title (Figure 5 - Lot Diagram).

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

Lot Line - a line or record bounding a lot which divides one lot from another lot or from a public or private street or any other public space (Figure 5 - Lot Diagram).

Lot Line, Front - the lot line separating a lot from a street right-of-way (Figure 5 - Lot Diagram).

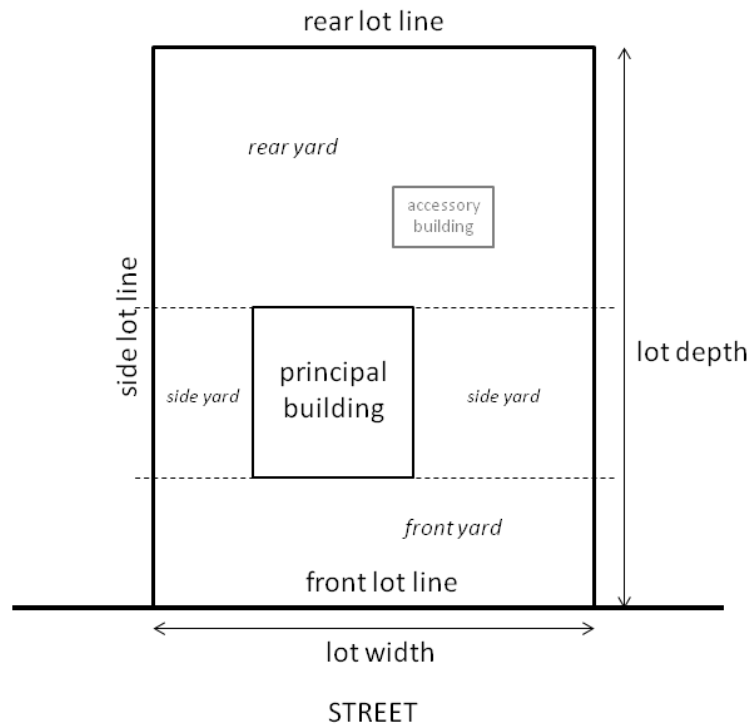


Figure 5 - Lot Diagram

Lot Line, Rear - the lot line opposite and most distant from the front lot line (Figure 5 - Lot Diagram).

Lot Line, Side - the lot line other than a front or rear lot line (Figure 5 - Lot Diagram).

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

Mayor - the Mayor of the Northern Village of Pinehouse.

Medical Treatment Facilities - development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residents. Typical uses include hospitals, sanitariums, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

Minimum Yard Requirements – required yard setbacks from lot lines for developments. See also **Yard, Required**.

Mixed-Use Development – development on a tract of land or in a building consisting of two or more different types of uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

Mobile Home - is a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards and which:

- may be attached to a permanent foundation or be anchored to the ground and skirted;
- is typically built on a steel frame; and
- is typically finished with vinyl covered gyproc interior walls.

Modular Home - is a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 and which:

- shall be built on a wood-web truss floor system;
- shall be finished with painted drywall; and
- shall be attached to a permanent foundation.

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

Motorized Vehicle Trail – designated trails for the recreational use of All-Terrain Vehicles, Snowmobiles and other off-road vehicles.

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

Municipal Facility - land and/or structures owned by the Northern Village that is used for:

- office and meeting space;
- storage of municipal equipment and supplies;
- recreation; or
- other institutional purposes excluding industrial, community services, and correctional facilities.

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

Natural Resource Extraction - development for the on-site removal, extraction, and primary processing of raw materials found on or under the site, or accessible from the site. Typical uses include:

gravel pits, sandpits, clay pits, oil and gas wells, coal mining, and stripping of topsoil, but does not include the processing of raw materials transported to the site.

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

Neighbourhood Retail Store – commercial business offering goods for sale and which primarily provides a convenient day-to-day service to residents in the vicinity. Typical uses include small food stores, drug stores, convenience stores, snack bars, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed material.

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

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

Office and 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 trade are stored, transshipped, sold or processed.

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

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

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

Permitted Use - a use or form of development allowed as of right in a Zoning District, subject to the regulations contained in this bylaw.

Personal Care Home – see **Home, Personal Care**

Personal Service Shop - development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects.

Typical services include: barber shops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photography studios, but excluding any adult or sexually explicit services.

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

Portable Garage and Shelter - a moveable tent like structure designed to provide storage and protection.

Principal Building - a building within which the principal use of the site is housed or conducted.

Protective and Emergency Services - development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of protection and emergency services. Typical uses include: police stations; fire stations; emergency medical services, resource management facilities (fire cache); provincial helicopter facilities, and ancillary training facilities.

Public Parks and Green Spaces - development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public park land, whether or not such recreational facilities are publically operated or operated by other organizations pursuant to arrangements with the Northern Village of Pinehouse. Typical uses include picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features.

Public Utility - a government, municipality or corporation under federal or provincial statute which operates a public work.

Public Works - includes:

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

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

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

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

Residential Service Home – see **Home, Residential Service**

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

Retail Store - establishment engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.

Required Front Yard – see **Yard, Required Front.**

Required Rear Yard – see **Yard, Required Rear**

Required Side Yard – see **Yard, Required Side**

Safe Building Elevation (SBE) – Estimated Peak Water Level (EPWL) + a safety factor (0.5 m).

Safety Factor - an additional amount added to the EPWL to allow for uncertainties in EPWL calculations, and for other possible hazards such as ice shove, ice jams, and erosion.

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

School - see **Education Services.**

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

Semi-Detached Dwelling – two one unit dwellings separated by a common vertical wall occupying two separate lots (Figure 6 - Semi-detached Dwelling).



Figure 6 - Semi-detached Dwelling

Service or Repair Shop - a shop specializing in repairs and maintenance, excluding automobiles.

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

Setback – see **Minimum Yard Requirements**.

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

Sight Triangle - a triangle at an intersection, formed by the two roads or a lane 7.5 m (24.6 ft) from the corner, and a third line completing the triangle (Figure 7 - Sight Triangle).

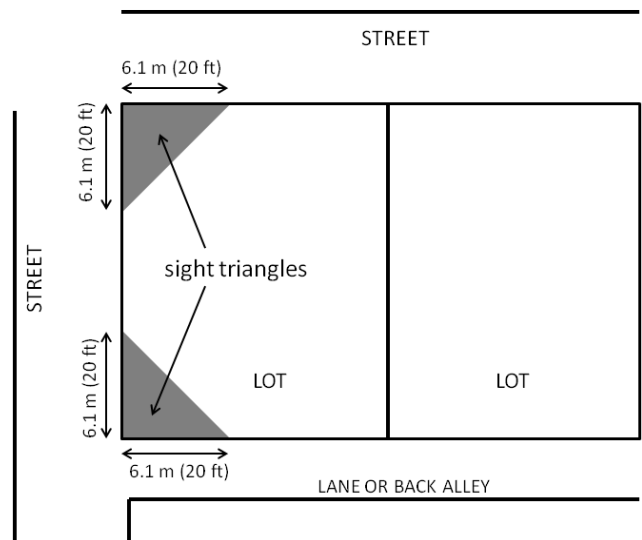


Figure 7 - Sight Triangle

Sign - any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or piece of land and which identifies or advertises any object, product, place, activity, person, organization, or

business in such a way as to be visible to the public on any street or thoroughfare (Figure 8 - Sign Diagram).

Sign, A-Board - an A-shaped portable sign that is used for temporary placement and has no external supporting structure (Figure 8 - Sign Diagram).

Sign, Awning - a non illuminated sign painted or affixed to the surface of an awning (Figure 8 - Sign Diagram).

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

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

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

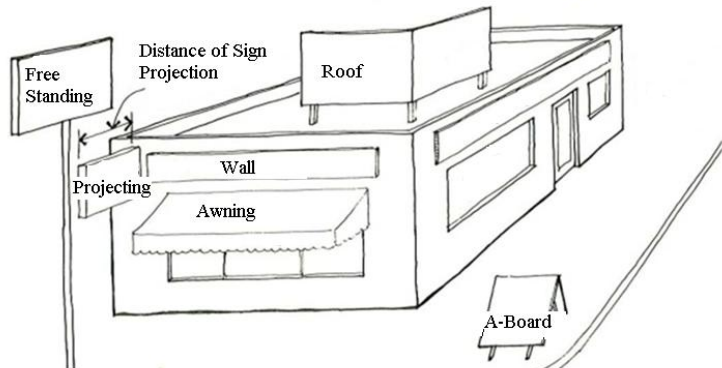


Figure 8 - Sign Diagram

Sign, Directional - any sign:

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

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

Sign, Free-Standing - a sign structurally supported by one or more up-rights or braces placed in the ground and not attached to any building (Figure 8 - Sign Diagram).

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

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

Sign, Projecting - any sign that is supported by an exterior building wall and projects outward from the building wall that identifies or advertises a business, activity, or service (Figure 8 - Sign Diagram).

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

Sign, Rooftop - any sign erected upon, against, or above a roof, or on top of or above the parapet of a building displaying, identifies, or advertises a business, activity, service (Figure 8 - Sign Diagram).

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

Sign, Wall - a sign attached to or painted on the wall of a building or structure or its fascia in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 0.5 m (1.6 ft) from such building or structure (Figure 8 - Sign Diagram).

Single Detached Dwelling - a dwelling which is designed for and occupied by not more than one dwelling unit and surrounded by



open space or yards and which is not attached to any other dwelling by any means (Figure 9 - Single Detached Dwelling).

Figure 9 - Single Detached Dwelling

Site - one or more contiguous surface parcels as defined under *The Land Titles Act, 2000*, and used as a unit for the purpose of regulation under this bylaw.

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

Special Care Home – see **Home, Special-care**

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

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

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

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

Tannery - a development for the processing of animal hides to make leather.

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

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

Temporary Work Camp - use of land within a district for the temporary residential accommodation of personnel. May include accommodation in the form of mobile homes, trailers, tent trailers, tents.

Tourist Camp - a facility for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreation vehicles.

Townhouse Dwelling - a one dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls (Figure 10 - Townhouse Dwelling).



Figure 10 - Townhouse Dwelling

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

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

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

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

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

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

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

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

Waste Disposal - process of collection, distribution, and treatment of liquid and solid waste material within the Northern Village of Pinehouse.

Water Supply - the location in which the Northern Village of Pinehouse attains its municipal drinking water.

Yard - any part of a lot unoccupied and unobstructed by any principal building or structure (Figure 11 – Yard Requirements).

Yard, Front - a yard extending across the full width of a lot between the front lot line and the minimum required setback as set in the Zoning Bylaw(Figure 5 - Lot Diagram).

Yard, Rear - a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building or structure on the lot (Figure 5 - Lot Diagram).

Yard, Required – the minimum yard required by this bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected (Figure 11 – Yard Requirements).

Yard, Required Front – the yard area within the lot extending between the front yard setback and the front lot line. Unless specifically permitted, no building or structure, or part of a building or structure shall be erected, located in the required front yard (Figure 11 – Yard Requirements).

Yard, Required Rear– the minimum yard required by this bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected, located in the area between the rear yard setback and the rear lot line (Figure 11 – Yard Requirements).

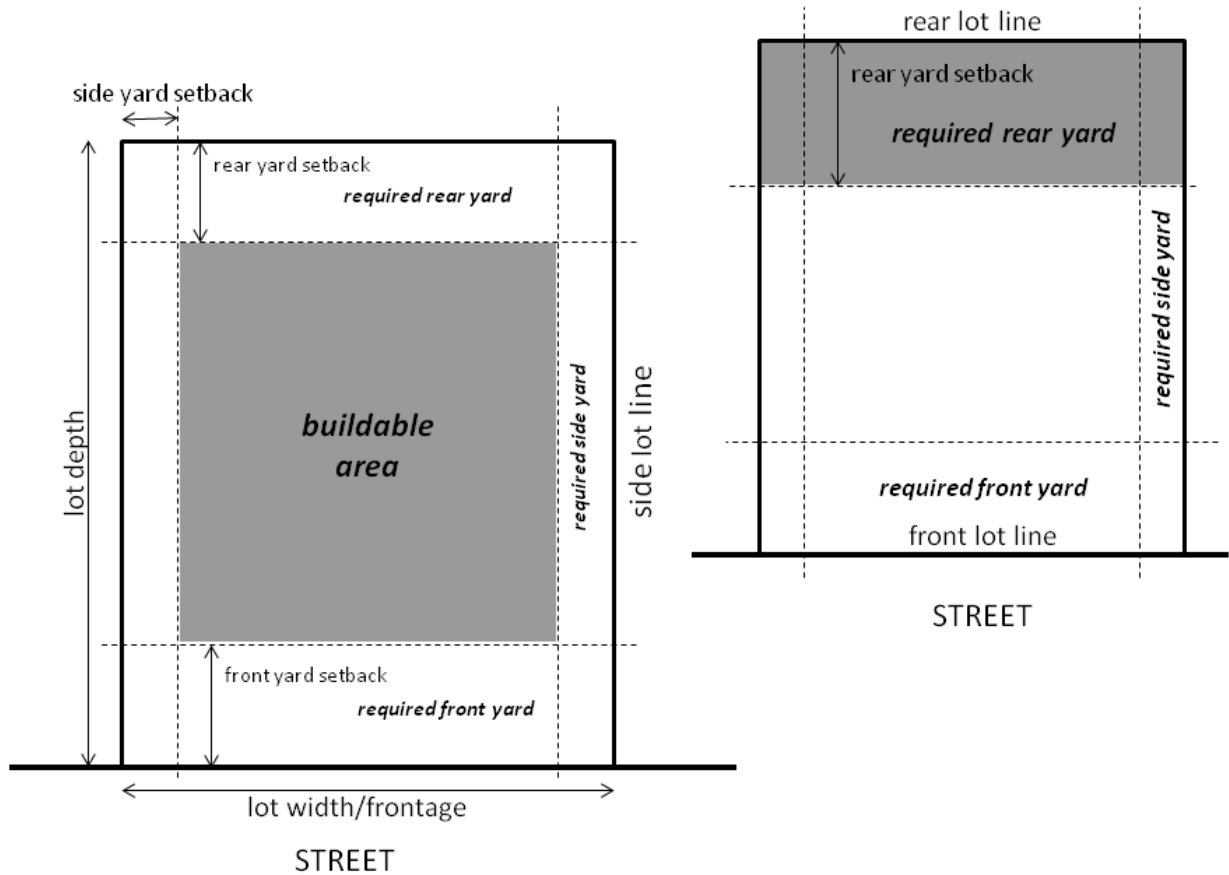


Figure 11 – Yard Requirements

Yard, Side - a yard extending from the front yard to the rear yard between the side lot line and nearest main wall of the principal building or structure on the lot (Figure 5 - Lot Diagram).

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

3 ADMINISTRATION

3.1 Development Officer

- 3.1.1 The Council shall appoint a Development Officer who will be responsible for the administration of this bylaw.
- 3.1.2 The Development Officer shall perform such duties that are specific in this bylaw, including among other things:
- a) advise and assist the Council in regard to the planning of orderly and economical development within the Northern Village, and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this bylaw and be consistent with the *Official Community Plan* and adopted Northern Village policies;
 - b) receive and process all applications for Development Permits;
 - c) keep a register of all applications for development including the decisions thereon and the reasons therefore;
 - d) keep and maintain the development records and a copy of this bylaw for the inspection of the public during all regular hours; and
 - e) may refer any Development Permit application or any other development matter to the Northern Village's Council for its review, support or advice.

3.2 Application for a Development Permit

- 3.2.1 Every person shall obtain a Development Permit before commencing any development within the Northern Village of Pinehouse, except as listed in section 3.3 Development Not Requiring a Development Permit. Development Permits cannot be issued in contravention of any of the provision of this bylaw, subject to sections 213 to 227 of the PDA.
- 3.2.2 A building permit shall not be issued unless a Development Permit, where required, has been issued.
- 3.2.3 All Development Permit applications shall be made to the Development Officer through use of Form A: Northern Village of Pinehouse Development Permit Application and Form B: Northern Village of Pinehouse Development Permit Application, as adopted by resolution of Council. Applications to be made through these forms include:
- 3.2.4 Form A: Northern Village of Pinehouse Development Permit Application
- a) Accessory Use Development
 - b) Change of Use on Existing Lot or Building
 - c) Demolition or Relocation of Existing Building or Structure
 - d) Minor Variance Request
 - e) Permitted or Discretionary Use Development
 - f) Structural Alteration

Form B: Northern Village of Pinehouse Development Permit Application

- g) Bed and Breakfast Operation
 - h) Fences
 - i) Home-Based Business
 - j) Signs
- 3.2.5 The application shall be accompanied by the applicable fees, two copies of a layout or site plan showing dimensions and locations of existing and proposed buildings and structures as well as lot lines.
- 3.2.6 Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that the Council determines is necessary to fully review the proposed development.

3.3 Development Not Requiring a Development Permit

- 3.3.1 The following developments shall not require a Development Permit provided that the proposed development conforms to all requirements of this bylaw:
- a) public utilities – any operation for the purpose of inspecting, repairing, or renewing sewers, water lines, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Northern Village(excluding the installation of new transmission lines);
 - b) municipal facilities – any facility installed and operated by the Northern Village;
 - c) accessory buildings with a floor area of 9.3 m² (100.1 ft²) or less; and
 - d) maintenance and repairs that do not include any structural alterations.

3.4 Concurrent Processing of Permits and Business Licenses

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

3.5 Review of Applications

- 3.5.1 The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the *Official Community Plan*.
- 3.5.2 For a discretionary use, the Development Officer shall prepare a report for Council on the proposal respecting the criteria for consideration of that discretionary use and submit the

application to Council for decision.

- 3.5.3 The Development Officer may submit any application to Council for a decision on the interpretation of this bylaw, or on special conditions provided in this bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

3.6 Discretionary Use Applications

- 3.6.1 The application will be reviewed by the Development Officer for conformance with the *Official Community Plan*, this Zoning Bylaw and any other applicable policy and regulation, and will refer the application, along with a written report documenting the results of the review, to Council, within 30 days of having received the application.
- 3.6.2 Council will review the application and the Development Officer's report and may request comments or information from other government agencies to assist in Council's review of the application, where appropriate.
- 3.6.3 When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered. The date shall be no longer than 45 days from when Council received the application.
- 3.6.4 The Development Officer shall advertise the proposed discretionary use by:
- a) mailing a copy of a notice of the application to the assessed owner of each property within 75 m (246.1 ft) of the proposal, at least 15 days prior to the date of the meeting;
 - b) preparing an on-site notification poster, which shall be placed on the site by the applicant and must remain on site until the application is considered by Council; and
 - c) for commercial and industrial uses, publishing a notice in a local newspaper for 1 week at least 7 days prior to the date of the meeting.
- 3.6.5 The notices described above shall describe:
- a) the use applied for;
 - b) the location of the use; and
 - c) the date, time and location of the Council meeting at which the application will be considered.

3.7 Discretionary Use Evaluation Criteria

- 3.7.1 Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:
- a) Compliance with land use and municipal policies:
 - i) the proposal must be in conformance with all relevant sections of the *Official Community Plan* and this bylaw.

- b) Site layout and density:
 - i) the scale and intensity of the proposed use must be relatively consistent with uses allowed in the Zoning District and with any existing uses and developments in the vicinity of the proposal;
 - ii) the size and location of buildings and improvements is to comply with the regulations set out in the Zoning District;
 - iii) any outside storage areas will be appropriately buffered and screened from adjoining land uses;
 - iv) retention or provision of vegetation and landscaping to enhance the appearance of the site; and
 - v) signs will comply with sign requirements for the Zoning District and proposed use.
- c) Municipal servicing:
 - i) the use can be serviced with existing municipal infrastructure, including:
 - a. *Water in terms of consumption and demand;*
 - b. *Sewer in terms of volume generated;*
 - c. *Storm drainage in terms of volume and where directed;*
 - d. *Solid waste in terms of volume and types created;*
 - e. *Utilities;*
 - f. *Schools; and*
 - g. *Roadways.*
- d) Traffic generation:
 - i) the volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area;
 - ii) parking requirements for the use will not vary significantly from other uses in the vicinity; and
 - iii) access to and from the site must be located appropriately to avoid any traffic hazards.
- e) Environmental and Public Safety:
 - i) types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties;
 - ii) emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment or adjoining land uses;
 - iii) storm water runoff from the site will not adversely affect surface or ground water;
 - iv) fire protection requirements will not be significantly different than that required for surrounding uses;
 - v) fuel wood or timber should be salvaged where appropriate; and
 - vi) preservation of wildlife habitat and wetlands.
- f) Consultations:
 - i) Council will consider any comments received from the public relative to the proposal; and

- ii) evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health.
- g) Impact mitigation:
 - i) if the proposed use will create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.

3.8 Terms and Conditions for Discretionary Use Approvals

3.8.1 Discretionary uses, discretionary forms of development and associated accessory uses are subject to the development standards and applicable provisions of the Zoning District in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:

- a) site drainage of storm water;
- b) the location of buildings with respect to buildings on adjacent property;
- c) access to number and location of parking and loading facilities including adequate vehicular access;
- d) control of noise, glare, dust and odour; and
- e) any other condition as set out in the Zoning District.

3.9 Issue of Permits

3.9.1 Upon completion of the review of an application for development, the Development Officer shall:

- a) for a permitted use:
 - i) issue a Development Permit where the application conforms with this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw; or
 - ii) issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal.
- b) for a discretionary use:
 - i) prepare a report on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the Council for recommendation and a decision. The Council shall make a decision on a discretionary use that approves or refuses the discretionary use on that site and that instructs the Development Officer to:
 - a. *issue a Development Permit incorporating any specific development standards set forth by the Council, in accordance with the provisions of this bylaw, and advising the applicant of any right of appeal that the applicant may have; or*
 - b. *issue a notice of refusal, stating the reasons for the refusal.*
 - ii) issue a refusal, where the application is for a use that is not provided for in the District in which the property is located.

- c) The notice of decision shall be issued to the applicant through the use of *Form C: Northern Village of Pinehouse Development Permit Notice of Decision* as adopted by resolution of Council.

3.10 Validity of a Development Permit

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

3.11 Enforcement of Development Permit

- 3.11.1 Where development is not in accordance with the Development Permit issued for that development, including any conditions or standards specified in that permit, the development is deemed to be in violation of this bylaw and is subject to the provisions of section 3.16 Offences and Penalties.

3.12 Amending the Zoning Bylaw

- 3.12.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.

3.13 Development Appeals Board

- 3.13.1 Council shall appoint a Development Appeals Board in accordance with the provisions of sections 49(j) and 213 to 227 of the PDA.
- 3.13.2 Within 30 days of the date of issuance of or refusal to issue a Development Permit a person who

wishes to appeal to the Development Appeals Board shall file a written notice of intention to appeal, and submit the appeal fee, with the secretary of the Development Appeals Board.

- 3.13.3 The decision, concerning either existing or proposed development, may be appealed by any person affected by:
- a) the approval of Development Permit where it is alleged the Development Officer misapplied the Zoning Bylaw in approving the proposal;
 - b) the refusal of the Development Officer to issue a Development Permit because the proposal contravenes the Zoning Bylaw;
 - c) Councils approval of a discretionary use (or form of development) with development standards or conditions (only standards or conditions may be appealed); or
 - d) the refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance.
- 3.13.4 An appeal may not be made to a Development Appeals Board where:
- a) a refusal is issued because a proposal is not a permitted use, or not a permitted intensity of use in the Zoning Bylaw;
 - b) a discretionary use application is refused; or
 - c) Council refuses to amend a Zoning Bylaw or rezone land.

3.14 Minor Variances to the Zoning Bylaw

- 3.14.1 The Development Officer may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that is a permitted use as specified in this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in section 60 of the PDA.
- 3.14.2 The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.
- 3.14.3 The application for a Minor Variance shall be made to the Development Officer, through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

3.15 Fees

- 3.15.1 Amendment of planning bylaws:
- a) where a person applies for an amendment to the OCP, they shall pay to the municipality an application processing fee of \$125.00 in addition to any applicable Development Permit fees;
 - b) where a person applies for an amendment to the Zoning Bylaw, they shall pay to the municipality an application processing fee of \$100.00 in addition to any applicable Development Permit fees; and

- c) the Northern Village may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning bylaw, at its own cost.

3.15.2 Application Fees:

- a) an applicant for a Development Permit shall pay an application fee in accordance with the following:
 - i) Development Permit (Permitted Use): \$100.00
 - ii) Development Permit (Discretionary Use): \$150.00
 - iii) Development Permit (Accessory Use): \$25.00
 - iv) Structural Adaptation Permit (Addition, Alteration): \$25.00
 - v) Demolition or Relocation of Existing Building or Structure: \$50.00
 - vi) Change of Use Permit: \$25.00
 - vii) Fence Construction or Permanent Sign Permit: \$25.00
 - viii) Temporary Sign Permit: \$10.00
 - ix) Minor Variance: \$25.00
 - x) Appeal Application: \$50.00

3.16 Offences and Penalties

- 3.16.1 Pursuant to section 242 of the PDA, the Development Officer may enforce this bylaw, including the issuance of a stop work order for development that contravenes this bylaw, and may issue an order pursuant to section 242(4) of the PDA to achieve compliance with this bylaw.
- 3.16.2 Any person who violates this bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the PDA.

3.17 Non Conforming Buildings and Uses

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

3.18 Temporary Uses

- 3.18.1 The application for a temporary use shall include the following:
 - a) the date the use will start;
 - b) the date by which all aspects of the use will be removed;
 - c) the condition that the lot will be restored to; and
 - d) the process of removal and restoration of the lot.

3.18.2 The decision for a Temporary Use Permit shall be issued in writing, with all provisions, through the use of *Form C: Northern Village of Pinehouse Development Permit Notice of Decision* as adopted by resolution of Council.

4 GENERAL REGULATIONS

4.1 One Principal Building Permitted on a Site

4.1.1 Not more than one principal building shall be permitted on any one site except for:

- a) dwelling groups
- b) education services
- c) motels
- d) municipal facilities
- e) protective and emergency services
- f) public works
- g) recreation facilities
- h) special-care homes

4.2 Building to be Moved

4.2.1 No building shall be moved within, or into, the Northern Village, without first obtaining a Development Permit from the Development Officer, except as exempt from requiring a Development Permit as specified in section 3.3 Development Not Requiring a Development Permit.

4.2.2 The application for a building to be moved shall be made to the Development Officer, through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.3 Demolition of Buildings

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

4.3.2 The application for the demolition of a building shall be made to the Development Officer, through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.4 Development on Hazard Lands

4.4.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, the land shall be deemed "hazard lands" and Council shall require the applicant to submit sufficient topographic information (such as a geotechnical report or a drainage plan prepared by a competent professional) to determine if the development will be within:

- a) the 1: 500 flood event elevation; or
 - b) 50 m (164 ft) of any slope that may be unstable.
- 4.4.2 Council may require that before a Development Permit be issued on hazard lands or on municipal lands identified as hazard lands, the applicant submit a report prepared by a professional competent to assess the suitability of the site for a development described in section 4.4.1, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
 - a) the potential for slope instability; and
 - b) the required mitigation measures for construction on slopes.
- 4.4.3 Council will require that before a permit be issued on hazard lands or on municipal lands identified as hazard lands, in flood risk areas, as identified in section 4.4.1a) be subject to the following:
 - a) appropriate fill and engineering has been performed on lands within the 1:500 flood hazard elevation;
 - b) all development, redevelopment or major alterations and additions shall be adequately flood proofed to at least 0.5 m (1.6 ft) above the estimated peak water level (EPWL);
 - c) the bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 m (1.6 ft) above the EPWL;
 - d) basements are prohibited, except where flood proofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 m (1.6 ft) above the EPWL;
 - e) plumbing outlets may be permitted in basement below the EPWL provided they contain an automatic shut-off valve approved by the Plumbing Inspector;
 - f) electrical outlets may be permitted in basements below the EPWL provided they contain an independent switch for each outlet. The main switch box, heating and air conditioning units shall be located above the EPWL plus freeboard; and
 - g) foundations and walls of any building or structure shall be adequately flood proofed to at least 0.5 m (1.6 ft) above the EPWL. All plans for such shall be certified by a Professional Engineer or Architect.

4.5 Grading and Leveling of a Site

- 4.5.1 The Development Officer may require, as a condition of approval for a Development Permit, that an applicant submit a lot grading and drainage plan to the Northern Village for approval.
- 4.5.2 Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
- 4.5.3 Lot development must conform to the following:
 - a) the finished grade of a lot being developed must be at least 45 cm (18 inches) higher than the centerline of the street at the front wall of the proposed main building.

- b) the finished grade of a lot is to slope away from the building at a minimum of 10% in the first 2 m of the foundation; hard surfaced areas may slope at a minimum of 0.75%.
- c) the finished grade of a lot shall not direct water onto adjoining properties unless there is approved surface water retention facility or drainage right of way on those properties.
- d) all excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion;
- e) grading, leveling or placement of fill shall be located entirely within the boundaries of the site;
- f) failure to perform reasonable measures to prevent erosion of fill material into water bodies or water courses is in violation of this bylaw and is subject to section 3.16 Offences and Penalties. Persons found in violation will be subject to penalty that reflects the recovery cost of the municipality to perform site remediation and treatment.

4.5.4 Except for construction of an authorized public dock, grading, leveling or excavation shall not break or weaken ice push ridges along the bank of the lake.

4.5.5 Fill must be placed so that natural drainages are not blocked or diverted.

4.6 Accessory Uses and Buildings

4.6.1 Accessory uses and buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.

4.6.2 Detached accessory buildings are not to be located in any front yard.

4.6.3 An accessory building must not contain a dwelling unit or be used for the purposes of habitation; except for garden suites in the R1 -Residential District or a caretaker's unit where permitted.

4.6.4 Private garages, carports and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.

4.6.5 Accessory buildings located in a required rear yard shall not occupy more than 30% of the required rear yard.

4.6.6 Detached accessory buildings shall be located at least 1 m (3.3 ft) from the principal building and meet the requirements of the National Fire Code.

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

- a) where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.
- 4.6.8 The combined floor area of all accessory buildings, including garages shall not exceed 100 m² (1076.4 ft²).
- 4.6.9 Accessory buildings are not to exceed the height of the principal building, and in no case shall the accessory building exceed the height limits provided for accessory buildings or structures in the Zoning District in which it is located.
- 4.6.10 Applications for accessory buildings larger than 9.3 m² (100.1 ft²) shall be made to the Development Officer through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.7 Bed and Breakfast Operations

- 4.7.1 Bed and breakfast operations, where permitted in a Zoning District, shall be subject to the following:
- a) no more than 2 guest bedrooms or lodging shall be provided per principal dwelling;
 - b) the guest bedrooms shall be located within the principal building, or permitted garden suite;
 - c) no bed and breakfast operating out of the principal building shall occupy more than 25% of the gross building floor area of the principal building;
 - d) one additional off-street parking space shall be provided on the site;
 - e) bed and breakfast operations are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, dust or odour which would be disruptive to the surrounding residential uses;
 - f) bed and breakfast operations shall not result in undue traffic or parking requirements in the residential area;
 - g) bed and breakfast operations shall not be operated out of mobile homes; and
 - h) bed and breakfast operations shall be licensed pursuant to *The Public Health Act*.
- 4.7.2 A bed and breakfast home that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this bylaw and is subject to the provisions of section 3.16 Offences and Penalties.
- 4.7.3 The application to operate a bed and breakfast shall be made to the Development Officer, through the use of *Form B: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.8 Campgrounds

- 4.8.1 The applicant for a Development Permit for a campground shall provide the Development

Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.

- 4.8.2 A campground shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings or campsites.
- 4.8.3 Each campsite in the campground shall be designated and clearly marked on the ground.
- 4.8.4 Each recreation vehicle (RV) campsite shall have a minimum area of 150 m² (1614.6 ft²).
- 4.8.5 Each RV shall be located at least 4.5 m (14 ft) from any other RV and each campsite permitting RVs shall have dimensions, location and orientation sufficient to allow for such location of RVs.
- 4.8.6 Each campsite shall have a direct and convenient access to a developed internal roadway, which shall not be located in any required buffer.
- 4.8.7 The space provided for roadways within a campground shall be at least 7.5 m (24.6 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 4.8.8 A campground may include, as an accessory use, a laundromat or convenience store designed to meet the needs of occupants of the campsites and a caretaker's unit for accommodation of the operator.
- 4.8.9 No RV shall be stored on any campsite when the campground is not open.
- 4.8.10 *The Public Health Act* and regulations passed there under shall be complied with in respect of all operations and development of campgrounds.

4.9 Caretaker's units

- 4.9.1 Only 1 caretaker's unit is permitted for each property.
- 4.9.2 Only mobile homes are permitted as caretaker's units and are subject to section 4.17.3 Mobile Homes.
- 4.9.3 All units shall be temporary and be discontinued upon the expiration of the principal use.
- 4.9.4 Units shall be located in an area that will not detract from the appearance of the site or create conflict with adjoining uses or zoning districts.
- 4.9.5 All units are considered accessory and must comply with section 4.6 Accessory Uses and Buildings.
- 4.9.6 The maximum size for a caretaker's unit is 100 m² (1076.4 ft²).

4.10 Day Care Centers

- 4.10.1 The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*;

- 4.10.2 The length of time that care shall be provided shall not be more than 18 consecutive hours;
- 4.10.3 Outdoor play areas shall be fenced; and
- 4.10.4 Off-site parking shall not be allowed.

4.11 Fences

- 4.11.1 In this section "height" means the vertical distance of the wall, fence, hedge or shrub measured from the ground level immediately adjacent to the structure or plant to the highest point of the structure or plant.
- 4.11.2 In all Districts excluding the C2 - Highway Commercial and M1 - Industrial:
 - a) the maximum height along any lot line, except a lot line in a required front yard, shall be no greater than 1.83 m (6 ft); and
 - b) no wall, fence, hedge or shrub shall be erected in a required front yard to a height of more than 1 m (3.3 ft).
- 4.11.3 In the C2 - Highway Commercial and M1 - Industrial Districts:
 - a) the maximum height along any lot line, other than for required screening, shall be no greater than 2.5 m (8.2 ft);
 - b) in the case of a corner lot, no wall, fence, hedge or shrub shall be placed as to create a visual obstruction in an established intersection sight triangle; and
 - c) where the development abuts a Residential District, the Development Officer may require a fence to be installed. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- 4.11.4 Electrical fences are prohibited in every District, and barbed wire is prohibited in every District except C2 - Highway Commercial and M1 - Industrial.
- 4.11.5 No height limitations apply to the following:
 - a) temporary construction fences; and
 - b) fences associated with essential public services and utilities, public parks, playgrounds, and public buildings.
- 4.11.6 The application for a Development Permit for fences shall be made to the Development Officer, through the use of *Form B: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.12 Garden Suites

- 4.12.1 Garden suites are permitted in residential districts and are subject to the following requirements:
 - a) Maximum one garden suite per residential lot;
 - b) Garden suites shall be constructed at grade level and without a basement;

- c) Garden suites shall be connected to the water and sewer service of the principal residential building:
 - i) all other services (cable, electrical, telephone, etc.) may have separate connections, or connect to those services of the principal residential building.
- d) Garden suites are not permitted in the form of a mobile home;
- e) Garden suites must be located on a corner lot, a lot whose side or rear lot line abuts a lane, or a lot that is greater than 800 m² (8611 ft²);
- f) A minimum area of 30 m² (323 ft²) of open space shall be provided for the garden suite tenants, the open space shall be permitted in the required yard setbacks, but shall not include space used for parking purposes;
- g) Gross floor area of garden suites shall not be less than 35 m² (376.7 ft²) and not more than 100 m² (1076.4 ft²).
- h) Garden suites will comply with the Residential District maximum building height and minimum yard requirements.

4.12.2 Garden suites are considered accessory and are subject to section 4.6 Accessory Uses and Buildings

4.13 Home-based Business

4.13.1 Home-based businesses are permitted in the R1 - Residential District and are subject to the following requirements:

- a) home-based businesses are clearly a secondary use and shall not create any conflict with the residential area in terms of emission of noise, glare, dust or odour which would be disruptive to any surrounding residential uses;
- b) home-based businesses shall not result in undue traffic or parking requirements in the residential area;
- c) the operator of the home-based business is a resident of the dwelling unit and only one part-time employee, who is not a resident of the dwelling unit, may be employed at any one time;
- d) home-based businesses shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than permitted signs;
- e) no home-based business shall occupy more than a maximum of 25% of the gross building floor area of the principal building except:
 - i) the area used for retail sales shall not exceed 10% of the building floor area of the building; and
- f) home-based businesses shall be conducted and contained entirely within the dwelling unit or accessory building not in both.

4.13.2 The application to operate a home-based business shall be made to the Development Officer, through the use of *Form B: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.13.3 A home-based business that is operated contrary to the terms and conditions of the Development Permit is deemed to be in violation of this bylaw and is subject to the provisions of section 3.16 Offences and Penalties.

4.14 Homes

4.14.1 General regulations for community residential, personal care, residential service and special-care homes:

- a) All homes must be licensed and approved under provincial statutes;
- b) Any changes resulting in the increase in the area devoted to any home or alterations or additions to the structure used as any home shall require a new development permit in the case of a discretionary use; and
- c) All homes must be inspected and approved by a Fire or Building Inspector to ensure compliance with the National Building Code, or equivalencies, and are subject to re-inspection at any reasonable time thereafter.

4.14.2 Community Residential Homes are subject to the following:

- a) required parking spaces shall not be located in a required front yard;
- b) appropriate measures are provided for the security and safety of clients; and
- c) no building or structure shall be used for the purpose of keeping boarders or lodgers.

4.14.3 Personal Care Homes, are subject to the following:

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

4.14.4 Residential Service Homes, are subject to the following:

- a) required parking spaces shall not be located in a required front yard;
- b) appropriate measures shall provide for the security and safety of clients; and
- c) no building or structure shall be used for the purpose of keeping boarders or lodgers.

4.14.5 Special-Care Homes, are subject to the following:

- a) the special-care home shall maintain the single detached residential character of the property consistent with the neighbourhood;
- b) a special-care care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located; and
- c) a maximum of two special-care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.

4.15 Landscaping

- 4.15.1 Subject to section 4.15.7 existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback or buffer requirements of the Zoning Bylaw.
- 4.15.2 Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.
- 4.15.3 In cases where retention of natural trees would create unusual hardship or development problems in open space, setback, and buffer areas, planted trees may be required.
- 4.15.4 The Development Officer shall determine when such hardship or development problem exists and may designate that certain areas be replanted in lieu of preserving existing trees.
- 4.15.5 Trees planted for landscaping or reclamation purposes must conform to the following minimum standards for increased chances of survival in the community's climatic conditions:
 - a) minimum tree sizes:
 - i) deciduous - 50 mm (0.164 ft) caliper diameter
 - ii) coniferous - 2 m (6.6 ft) height
 - iii) shrubs - 600 mm (1.969 ft) spread or height
- 4.15.6 The permanent vegetation shall be installed on the construction site as soon as utilities are in place and final grades are achieved.
- 4.15.7 Upon direction from the Development Officer property owners may be required to treat or remove trees suffering from transmittable diseases or pests or allow the Northern Village to do so, charging the actual cost thereof to the property owner. The Development Officer may not require the removal of trees except for the reason of disease, infestation, or endangerment of persons or property.
- 4.15.8 Nothing in this section shall prevent the application of good practices for protection of dwellings from wildfire in accordance with FireSmart or other accepted fire protection systems.
- 4.15.9 Within the RP - Recreation and Park District the cutting or removal of live trees is permitted only with the approval of the Development Officer, or for the purposes of constructing authorized public works, authorized fitness trails and other structures or for the purpose of public safety.

4.15.10 In the C1 – Neighbourhood Commercial, C2 - Highway Commercial and M1 - Industrial Districts, the following requirements also apply:

- a) all areas of the lot not used for a building, parking or loading are to be landscaped;
- b) existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development, where practical, vegetation will be relocated on site; and
- c) a landscaping plan is to be submitted along with the application for a Development Permit showing:
 - i) site grading and leveling;
 - ii) location of existing and proposed vegetation, including any proposed to be removed; and
 - iii) location of proposed hard landscaping such as walls, walks, fences, and curbs.

4.16 Marinas and Float Plane Docks

4.16.1 All marinas and float plane docks are subject to the following development standards:

- a) there shall be no discharge of water or contaminants, sewage or solid wastes into water from maintenance or cleaning;
- b) dock and marina structures shall be maintained in a structurally sound and safe condition at all times; and
- c) the applicant shall supply to the Council a plan which includes as a minimum:
 - i) a description of operations, facilities and maintenance;
 - ii) an oil and gas spill plan; and
 - iii) a waste disposal and litter management plan.

4.16.2 Council shall not exempt marinas from the requirement of providing parking facilities.

4.16.3 Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.

4.17 Modular Homes and Mobile Homes

4.17.1 Wherever a single detached dwelling is allowed in any District, it may be in the form of a modular home.

4.17.2 Modular Homes:

- a) shall be attached to a permanent foundation;
- b) shall include engineered floor trusses, 2" x 6" exterior walls, 8' ceilings and primed and painted drywall;
- c) shall ensure that basement wall and grade beam support shall be attached to the perimeter of the building; and

- d) shall ensure that structural additions have a permanent foundation and shall have exterior siding and skirting installed which matches that of the modular home.
- e) must be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277.

4.17.3 Mobile Homes:

- a) shall either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy;
- b) shall include 2" x 8" floor joists on a steel frame, 2" x 6" exterior walls, 7 ½' ceilings;
- c) shall ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding shall be vertically installed between the underside of the mobile home and the ground;
- d) must be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards.

4.18 Off-Street Parking and Loading Regulations

4.18.1 General Regulations:

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

4.18.2 Off-Street Parking:

- a) off-street parking shall be provided in accordance with Table 1 – Parking Schedule and associated regulations. Except where specifically noted, all floor areas represent gross floor areas, or gross leaseable floor areas;
- b) required off-street parking spaces in any Commercial or Industrial District may be located on a separate site that is within a convenient walking distance to a maximum of 150 m (492.1 ft) of the principal building or use, provided such are located within a Commercial or Industrial District;
- c) in the R1 - Residential District, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located;

- d) no part of any required side yard shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes;
- e) each parking space shall be a minimum of 2.5 m (8.2 ft) wide. Parallel parking spaces must be a minimum of 6.5 m (21.3 ft) long; all other parking spaces must be a minimum of 6 m (19.7 ft) long;
- f) where a building or site contains more than one use, the parking requirements shall be calculated separately for each use and added together to determine the total requirements for the site;
- g) where the calculation of the number of spaces results in a fractional space, the total shall be rounded up to the next whole space; and
- h) where the necessary off-street parking space is provided on a site that is separate from the principal use, an agreement between the Northern Village and the owner of the site on which the parking is to be located shall be recorded in the Northern Village office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purpose of off-street parking so long as the main use or building for which the parking is provided exists.

4.18.3 Cash-in-Lieu of Off Street Parking Requirements

- a) pursuant to section 61 of the PDA, Council may exempt a use from the requirement of providing parking facilities in the C1 – Neighbourhood Commercial District, where in lieu, the applicant pays to the municipality the sum of money calculated by multiplying the number of off-street parking spaces that would be required by \$500.00.

4.18.4 Loading Space Requirements

- a) In any Industrial or Commercial District where the use of a building or lot involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading or unloading shall be provided on the lot in conformity with the following:
 - i) loading spaces shall measure at least 2.4 m in width, and 8.4 m in depth;
 - ii) operations with gross leasable floor area between 90 m² (968.7 ft²) and 1,300 m² (13,993.1 ft²) shall provide 1 loading stall;
 - iii) operations with gross leasable floor area greater than 1,300 m² (13,993.2 ft²) shall provide 2 loading stalls; plus one additional space for each 6,500 m² over 1,300 m²; and
 - iv) shall be located in the rear of an operation where possible, and screened to the satisfaction of Council where deemed necessary.

Table 1 - Parking Schedule

Use	Minimum Number of Parking Spaces Required
	<i>* measurements to indicate gross leasable floor area, or gross floor area (GFA)</i>
Artisan Shop	1 per 46 m ² (495 ft ²)
Automotive and Equipment Repair Shop	1 per 56 m ² (603 ft ²) plus 3 per repair bay
Automotive and Recreation Vehicle Sales and Rentals	1 per 46 m ² (495 ft ²), or 3 per repair bay plus 2 per fuel pump, whichever is greater
Automotive Wrecker	1 per 56 m ² (603 ft ²)
Bed and Breakfast Operation	1 plus 1 per guest room
Car Wash	1 per 46 m ² (495 ft ²)
Club	1 per 46 m ² (495 ft ²), or 1 per 20 patron seats provided, whichever is greater
Commercial Entertainment Establishment	1 per 10 patron seats provided, or 1 per 10 m ² (108 ft ²), whichever is greater
Commercial Service	1 per 46 m ² (495 ft ²)
Community Facility	1 per 5 seats provided, or 1 per 10 m ² (108 ft ²), whichever is greater
Contractor Service	1 per 46 m ² (495 ft ²)
Crematorium	1 per 46 m ² (495 ft ²)
Cultural Institution	1 per 46 m ² (495 ft ²), or 1 per 20 patron seats provided, whichever is greater
Day Care Centre	1 per 46 m ² (495 ft ²)
Detention and Correction Facilities	1 per 56 m ² (603 ft ²)
Dwelling Above Grade	1 per dwelling unit
Dwelling Group	1 per dwelling unit
Duplex Dwelling	1 per dwelling unit
Fouplex Dwelling	1 per dwelling unit
Multiple Unit Dwelling	1 per dwelling unit
Semi-Detached Dwelling	1 per dwelling unit
Single Detached Dwelling	1 per dwelling unit
Townhouse Dwelling	1 per dwelling unit
Education Services	Offices - 1 per 30 m ² (323 ft ²) Elementary - 1 per 46 m ² (495 ft ²) All Else - 1 per 20 m ² (215 ft ²)
Equipment Rental	1 per 56 m ² (603 ft ²)
Fish Plant	1 per 46 m ² (495 ft ²)

Fleet Services	1 per 30 m ² (323 ft ²)
General Industry	1 per 56 m ² (603 ft ²)
Government Services	1 per 46 m ² (495 ft ²)
Greenhouse Operations, Market Gardens, Plant Nurseries	1 per 46 m ² (495 ft ²)
Health Services	1 per 10 m ² (108 ft ²)
Home-Based Business	1 plus 1 per 46 m ² (495 ft ²)
Community Residential Home	1 per 46 m ² (495 ft ²)
Mobile Home	1 per dwelling unit
Personal Care Home	1 per 46 m ² (495 ft ²)
Residential Service Home	1 per 46 m ² (495 ft ²)
Special Care Home	1 per 46 m ² (495 ft ²)
Hotel	1 per guest room
Indoor Recreation Facilities	1 per 10 m ² (108 ft ²)
Marina	1 per 4 slips
Medical Treatment Facility	1.5 per patient bed
Motel	1 per guest room
Personal Service Shop	1 per 10 m ² (108 ft ²)
Radio and Television	1 per 46 m ² (495 ft ²)
Retail Stores	1 per 46 m ² (495 ft ²)
Religious Assembly	1 per 10 seats provided plus 1 per accessory dwelling unit
Restaurant	1 per 46 m ² (495 ft ²), or 1 per 5 patron seats provided, whichever is greater
Service or Repair Shop	1 per 46 m ² (495 ft ²)
Service Station	1 per 46 m ² (495 ft ²), or 3 per repair bay plus 2 per fuel pump, whichever is greater
Specialty Food Store	1 per 46 m ² (495 ft ²), or 1 per 5 patron seats provided, whichever is greater
Undertaking Establishment	1 per 4 seats provided, or 1 per 10 m ² (108 ft ²) of assembly space, whichever is greater
Warehouse	1 per 90 m ² (969 ft ²)
Warehouse Sales	1 per 46 m ² (495 ft ²)

4.19 Permitted Yard Encroachments

4.19.1 The following projections in required yards shall be permitted:

- a) In all required yards:
 - i) bay windows, bow window, chimneys, gutters, eaves, window sills, canopies, fire escapes, and similar non-structural alterations may project a distance of 0.6 m (2 ft) from the building, but no closer than 0.5 m (1.6 ft) to the lot line;
 - ii) light fixtures and lamp posts;
 - iii) uncovered driveways;
 - iv) trees, shrubs, trellises or flag poles, provided these fixtures do not extend into or over public land; and
 - v) wheel chair ramps.
- b) In required rear yards:
 - i) unenclosed patios, decks, cantilevered balconies, porches and sidewalks not more than 0.4 m (1.3 ft) above grade level, as measured at the outside edge of the structure; and
 - ii) steps 1.6 m (5.2 ft) or less above grade level, as measured at the highest point of the steps, which are necessary for access to a permitted building or for access to a site from the street or lane.

4.19.2 No projections shall be permitted within a required front yard:

- a) used for minimum parking requirements; and
- b) where any portion of the said projection would be at an elevation lower than 2.5 m (8.2 ft) above the finished grade elevation measured at the corresponding front wall of the building.

4.19.3 No projections shall be any closer than 0.15 m (0.5 ft) to any lot line.

4.20 Portable Garages and Shelters

4.20.1 All portable garages and shelters are subject to section 4.6 - Accessory Uses and Buildings and shall conform to the following regulations:

- a) the shape and size of the lot is adequate to accommodate the proposed portable garage and shelter;
- b) the portable garage and shelter is not located in the front or side yards;
- c) the approval of the proposal will not negatively impact surrounding uses;
- d) portable garages and shelters are adequately anchored; and
- e) the portable garage and shelter is not to be electrically wired or heated.

4.20.2 Portable garages and shelters are prohibited in the CS - Community Service District and the RP - Recreation and Park District. Table 2 - Portable Garage and Shelter Size applies to all other Districts.

Table 2 - Portable Garage and Shelter Size

Districts	Maximum Overall Height	Maximum Size
Residential District Commercial District Urban Holding District	4.5 m (14.8 ft)	27 m ² (290.6 ft ²)
Industrial District Highway Commercial Airport District	6.4 m (21 ft)	66.9 m ² (720.1 ft ²)

4.21 Public Utilities, Public Works and Facilities of the Municipality

4.21.1 Public works and municipal facilities, except solid and liquid waste disposal sites, shall be permitted uses in every Zoning District, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.

4.22 Service Station and Gas Bars

4.22.1 Service stations and gas bars, where permitted in a Zoning District, shall be subject to the following development standards:

- a) fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located at least 6 m (19.7 ft) from any street or other lot line;
- b) all automotive parts, dismantled vehicles and similar articles shall be stored within a building or be screened to the satisfaction of Council;
- c) all business shall be conducted and all goods stored completely within an enclosed building except as required in the servicing of motor vehicles while under the care and control of the vehicle operator;
- d) the Development Officer may specify in the issuing of a Development Permit as a special condition of the Development Permit, the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting street and lanes;
- e) the arrangement of the proposed structure on the site shall be designed to reduce conflict with adjoining uses;
- f) where service stations occupy a corner site, only one access point shall be located on the side street;
- g) access to parking for fuel dispensing apparatus shall not obstruct access to the lot, or other required off-street parking spaces on the lot;
- h) any specific development standards imposed related to landscaping, screening, open spaces, parking and standing areas for vehicles shall be designed to reduce conflict with adjoining land uses and to ensure adequate areas for vehicles on the property; and

- i) the storage of fuel shall meet all provincial regulations.
- 4.22.2 Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.

4.23 Shipping Containers

- 4.23.1 All shipping containers are subject to *section 4.6 Accessory Uses and Buildings* and require a Development Permit prior to construction or placement. Development Permits for shipping containers are obtained through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.
- 4.23.2 All shipping containers must conform to the following:
- a) shall be of one uniform colour;
 - b) are permitted only in the rear yard;
 - c) shall not be used as a dwelling;
 - d) shall not be used for the storing of garbage or other refuse;
 - e) are prohibited in the RP - Recreation and Park, R1 - Residential, C1 - Neighbourhood Commercial and CS - Community Service Districts.
- 4.23.3 In M1 - Industrial, C2 - Highway Commercial and UH - Urban Holdings, shipping containers shall not exceed a maximum volume of 90 m³ (3,178 ft³) and shall not exceed the floor area dimensions of 14 m x 2.5m (45.9 ft x 8.2 ft).

4.24 Shoreline Development

- 4.24.1 All applications for permitted and discretionary uses or development on the shoreline shall be made to the Development Officer, through the use of *Form A: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.
- 4.24.2 Council consideration of shoreline development proposals will include:
- a) known estimated peak water levels;
 - b) identification of vulnerable areas;
 - c) impact on aquatic life and habitat;
 - d) impact on groundwater; and
 - e) plans for preservation and restoration of the natural shoreline.
- 4.24.3 All applications shall include approvals, where applicable, from federal and provincial agencies charged with the protection and conservation of shorelines and water bodies.
- 4.24.4 Boathouses are prohibited in every District.
- 4.24.5 In any District, where a dock is permitted, a boat lift shall also be permitted.
- 4.24.6 Docks shall not have a roof or covered structure.
- 4.24.7 All requirements of the PDA and *Dedicated Lands Regulations* shall apply on dedicated shoreline parcels.

4.24.8 In the RP - Recreation and Park District:

- a) all shoreline developments shall be temporary;
- b) community stairs or walkways to provide public access to a waterway are permitted; and
- c) developments on dedicated lands, pursuant to the PDA, will remain accessible to the general public and/or be a public use.

4.24.9 In the C₁ - Neighbourhood Commercial and C₂ – Highway Commercial District:

- a) storage of hazardous or explosive materials will comply with all applicable legislation; and
- b) marina construction and maintenance will comply with all applicable legislation and all requirements of this Bylaw.

4.24.10 Private docks are prohibited in the UH - Urban Holding District.

4.25 Sight Triangles

4.25.1 Subject to section 4.25.2, the following uses are prohibited in a sight triangle:

- a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b) a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m (3.3 ft) in height above the elevation of the centre lines of abutting streets; and
- c) parking area.

4.25.2 The following are allowed in any sight triangle:

- a) government signage and government sign posts;
- b) fire hydrants, benches and traffic control devices; and
- c) utility poles and one utility transmission or control device.

4.25.3 Sight Triangles will apply in all Zoning Districts.

4.26 Signs

4.26.1 General Purpose Sign Regulations:

- a) all highway sign corridors within 400 m (1312.3 ft) either side of a provincial highway will be located adjacent to the highway right-of-way and regulated by the requirements of *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986* and amendments thereto;
- b) all signs shall be located within the limits of the site on which they are located and shall not project over the lot lines;
- c) signs shall be located a minimum distance of 1 m (3.3 ft) from any lot line;
- d) signs shall not be located in sight triangles in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety;

- e) signs shall not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features;
- f) flashing signs are prohibited in all Districts;
- g) all signs shall be kept in a safe, tidy and legible condition;
- h) signs advertising businesses no longer in operation shall be removed;
- i) real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant;
- j) converted vehicle and trailer signs are prohibited;
- k) prior to issuing a permit for a free standing, projecting or roof sign, the Development Officer may require a professional stamp of a certified Professional Engineer qualified to certify that the sign design satisfies all relevant legislation, codes and bylaws; and
- l) Council may direct and order the removal of a sign, which contravenes this bylaw, or is in an unsafe or dilapidated condition.

4.26.2 Signs not Requiring a Sign Permit:

- a) the following signs are subject to section 4.26.1 and do not need a Sign Permit;
 - i) government signs;
 - ii) memorial signs;
 - iii) no trespassing, hunting restriction, and similar signs;
 - iv) real estate signs advertising the sale, lease, or rental of the property on which it is located and related information with a maximum sign facial area of 1.5 m² (16.2 ft²);
 - v) temporary signs of less than 1 m² (10.8 ft²) of surface area;
 - vi) temporary or safety signs bearing no advertising information;
 - vii) identification signs containing no advertising information;
 - viii) election signs during the period of an election campaign;
 - ix) temporary signs located inside a building window, exclusive of any electrified sign greater than 0.5 m² (5.4 ft²) in the area;
 - x) signs visible only from the interior of a building;
 - xi) construction signs, located on the site of the construction to which they refer;
 - xii) signs required to be posted and maintain by any municipal bylaw or federal or provincial statute or regulations;
 - xiii) directional signs having a maximum sign facial area of 1 m² (10.8 ft²); and
 - xiv) banner, murals or works of art which contain no advertising.

4.26.3 Signs in R1 - Residential C1 – Neighbourhood Commercial, and CS - Community Service Districts:

- a) one wall sign is permitted for a dwelling having a maximum sign facial area as follows:
 - i) fourplex or townhouse dwellings - 1 m² (10.8 ft²); and

- ii) all other dwellings - 0.5 m² (5.4 ft²).
- b) one additional sign for fourplex and townhouse dwellings may be erected as follows:
 - i) a free-standing sign having a maximum sign facial area of 2.5 m² (26.9 ft²) in area; or
 - ii) an awning sign providing a minimum clearance of 2.5 m (8.2 ft) between the bottom of the canopy and sidewalk or ground.
- c) free-standing signs shall be located at least 3 m (9.8 ft) from any lot line; and
- d) non-residential uses in the R1 - Residential District shall be subject to sign regulations for fourplexes and townhouses dwellings.

4.26.4 Signs for C2 – Highway Commercial, and M1 - Industrial Districts:

- a) advertising signs may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent;
- b) illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign;
- c) all signs shall provide a minimum clearance of 2.5 m (8.2 ft) between the bottom of the sign and the street or sidewalk;
- d) regulations for portable signs:
 - i) except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, lane, or sidewalk;
 - ii) a portable sign shall not be located or erected for a period greater than 14 days;
 - iii) the maximum height shall be 2 m (6.6 ft); and
 - iv) the maximum sign facial area shall not exceed 1.2 m² (12.9 ft²) for A-Board signs and 3 m² (32.3 ft²) for all other portable signs.
- e) regulations for free-standing signs:
 - i) one free-standing sign may be permitted per site, a second free-standing sign may be permitted at the Councils discretion on commercial properties if a minimum 30 m (98.4 ft) separation from any other freestanding sign on the same site is provided;
 - ii) the maximum height shall not exceed 9.15 m (30 ft);
 - iii) the maximum sign facial area shall not exceed 14 m² (150.7 ft²); and
 - iv) a minimum of 30 m (98.4 ft) separation from any other sign along the same street unless otherwise approved by Council.
- f) regulations for wall signs:
 - i) the sign may not exceed 20% of the area of the face of the building to which the sign is attached or 14 m² (150.7 ft²) whichever is less, unless otherwise approved by Council; and
 - ii) the sign does not project more than 1 m (3.3 ft) above the roof or marquee.

4.26.5 Billboard Signs:

- a) are prohibited in CS – Community Service, R1 – Residential, C1 – Neighbourhood Commercial, RP - Recreation and Park and AP – Airport Districts;
- b) facial area and height regulations shall be as follows:
 - i) maximum single sign facial area - 20 m² (215.3 ft²);
 - ii) maximum total sign facial area - 40 m² (430.6 ft²);
 - iii) maximum number of faces - 2;
 - iv) double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction; and
 - v) maximum height above grade - 6 m (19.7 ft).
- c) shall not have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary;
- d) shall not be located in a required front yard;
- e) shall not obscure local business signs;
- f) shall be separated by at least 30 m (98.4 ft) from other billboards;
- g) shall not seriously detract from the appearance of an entry or key corridors to and through the Northern Village;
- h) shall be separated by at least 100 m (328.1 ft) from any Residential Districts;
- i) Council may place special conditions on the location of the billboard on a site to protect the clear view of an intersection or a highway approach, or other directional and informational signs.
- j) Council may limit the validity of an approval for a billboard sign to a period of 5 years.

4.26.6 All applications for Sign Permits shall be made to the Development Officer, through the use of *Form B: Northern Village of Pinehouse Development Permit Application* as adopted by resolution of Council.

4.27 Temporary Uses

4.27.1 Any buildings, placed on sites where a temporary use is permitted, must be removed on or before the expiry period allowed for the use.

4.28 Vehicle Storage

4.28.1 In the R1-Residential District:

- a) outdoor storage of partially dismantled or inoperative motor vehicles is prohibited;
- b) only 1 unlicensed motor vehicle may be stored on a site;
- c) no septic haul trucks shall be parked or stored on a site; and
- d) no commercial vehicle shall be parked or stored on a site other than the following:
 - i) a maximum of one commercial vehicle (not including septic haul trucks), not exceeding 4.4 tonne gross vehicle weight; and
 - ii) commercial vehicles required for construction, repair, servicing or maintenance on the site.

- e) A maximum of one recreation vehicle may be stored on a site with an existing, permanent dwelling. The recreation vehicle may be occupied subject to:
 - i) it being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
 - ii) it only being occupied when the principal dwelling is occupied;
 - iii) the period of occupation not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the site for a period of 7 days; and
 - iv) the recreation vehicle must have a sink, shower, or water closet. It must have a self contained septic holding tank.

4.29 Water Supply and Waste Disposal

- 4.29.1 Every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system, where available, at the owner's expense.
- 4.29.2 Where municipal sewer and water supply systems are not available, the owner shall be required to provide self-contained, on-site water and sanitary systems, approved by the Public Health Inspector.

5 ZONING DISTRICTS AND ZONING MAP

5.1 Classification of Zoning Districts

For the purpose of this bylaw, the Northern Village of Pinehouse is divided into the following Zoning Districts, the boundaries of which are shown on the *Map 1: Northern Village of Pinehouse Zoning Map* and *Map 1A: Northern Village of Pinehouse Core Area Zoning Map*. Such Districts may be referred to by the appropriate symbol, as shown in Table 3 - Zoning Districts.

Table 3 - Zoning Districts

District	Symbol
Recreation and Park	RP
Residential	R1
Community Service	CS
Neighbourhood Commercial	C1
Highway Commercial	C2
Industrial	M1
Airport	AP
Urban Holding	UH

5.2 The Zoning District Map

5.2.1 The maps, bearing the titles “Map 1: Northern Village of Pinehouse Zoning Map” and “Map 1A: Northern Village of Pinehouse Core Area Zoning Map,” adopted by Council and signed by the Mayor and Administrator under the seal of the Northern Village, shall be declared to be an integral part of this Zoning Bylaw as if embodied therein.

5.3 Boundaries of Zoning Districts

- 5.3.1 The boundaries of the Districts referred to in this bylaw, together with an explanatory legend, notations and reference to this bylaw, are shown on the maps entitled, “Map 1: Northern Village of Pinehouse Zoning Map” and “Map 1A: Northern Village of Pinehouse Core area Zoning Map.”
- 5.3.2 Unless otherwise shown, the boundaries of the Zoning Districts are lot lines, centre lines of streets, lanes, road allowances, or such line extended and the boundaries of the municipality.

- 5.3.3 Where a boundary of a District crosses a parcel, the boundaries of the Districts shall be determined by the use of the scale shown on the map or the projected subdivision line, with minor allowances made for zoning adjustments as needed to meet the intent of this bylaw.
- 5.3.4 Where the boundary of a District is also a parcel boundary and the parcel boundary moves by the process of subdivision, the District boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the bylaw.

5.4 Zoning District Schedules

- 5.4.1 The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules in section 6.

6 ZONING DISTRICT SCHEDULES

6.1 RP - Recreation and Park District

6.1.1 Purpose

- a) The purpose of this District is to preserve and protect natural areas and open space for recreational use.

6.1.2 Permitted Uses

- a) boat docks
- b) boat launches
- c) campgrounds
- d) community gardens
- e) cultural institutions
- f) education services
- g) fitness trails
- h) indoor recreation facilities
- i) neighbourhood recreation services
- j) outdoor recreation services
- k) public parks and green spaces

6.1.3 Discretionary Uses

- a) float plane docks
- b) marinas
- c) motorized vehicle trails
- d) parking lots

6.1.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) Council shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage;
- c) marinas and float plane docks are subject to section 4.16 Marinas and Float Plane Docks;
- d) motorized vehicle trails shall not create conflict with any authorized trapping activity;
- e) the construction of parking lots shall not result in any increased soil erosion.

6.1.5 Accessory Buildings and Uses

- a) accessory buildings and uses, that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District. They shall not be located on hazard lands.

6.1.6 Regulations

- a) lot requirements:

Table 4 - Recreation and Park Minimum Lot Requirements

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

- b) required yards:

Table 5 - Recreation and Park Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Cultural Institutions Education Services Outdoor Recreation Services	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
All Other Permitted Uses	-	-	-
Discretionary Uses			
Marinas	6 m (19.7 ft)	3 m (9.8 ft)	-
All Other Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)

6.2 R1 - Residential District

6.2.1 Purpose

- a) The purpose of this District is to accommodate housing development and establish safe, quiet neighbourhoods that are free from incompatible land uses.

6.2.2 Permitted Uses

- a) artisan shops
- b) community facilities
- c) day care centres
- d) duplex dwellings
- e) education services
- f) fourplex dwellings
- g) health services
- h) mobile homes
- i) multiple unit dwellings
- j) neighbourhood recreation services
- k) neighbourhood retail stores
- l) public parks and green spaces
- m) personal care homes
- n) personal service shops
- o) religious assemblies
- p) semi-detached dwellings
- q) single detached dwellings
- r) special-care homes
- s) specialty food services
- t) townhouse dwellings

6.2.3 Discretionary Uses

- a) bed and breakfast operations
- b) dwelling groups
- c) home-based businesses
- d) residential service homes

6.2.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) bed and breakfast operations are subject to section 4.7 Bed and Breakfast Operations
- c) Council will apply the following criteria in considering dwelling groups:
 - i) the size and location of the development will be consistent with the capacity of the street system to handle the added development;

- ii) the density of the dwelling group will not be significantly different from development with single principal buildings on subdivided sites; and
- iii) building separations shall meet the standards for similar residential structures on separate parcels.
- d) home-based businesses are subject to section 4.13 Home-based Business;
- e) residential service homes are subject to section 4.14.4 Homes.

6.2.5 Accessory Buildings and Uses

- a) accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District; and
- b) garden suites are permitted, subject to section 4.12 Garden Suites.

6.2.6 Regulations

- a) religious assemblies shall be located on a corner lot to facilitate access;

b) lot requirements:

Table 6 - Residential Minimum Lot Requirements

Parcel	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
Permitted Uses				
Public Parks and Green Spaces Neighbourhood Recreation Services	-		-	7.5 m (24.6 ft)
Duplex Dwellings	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	12 m (39.4 ft)
Education Services Fourplex Dwellings Multiple Unit Dwellings	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18 m	30 m (98.4 ft)	12 m (39.4 ft)
Townhouse Dwellings	27 m [†] (88.6 ft)	21 m (68.9 ft) [†] *mean width minimum: 27 m	30 m (98.4 ft)	7.5 m (24.6 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
Discretionary Uses				
Dwelling Groups	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18 m	30 m (98.4 ft)	7.5 m (24.6 ft)
All Other Discretionary Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
<i>Accessory Buildings</i>	-		-	7.5 m (24.6 ft)

† For each additional unit greater than 3 units, 9 m shall be added to the frontage for rectangular lots, and 7 m for non-rectangular lots.

c) required yards:

Table 7 - Residential Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Public Parks and Green Spaces	-	-	-
Neighbourhood Retail Store	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
All Other Permitted Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Discretionary Uses			
All Discretionary Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)

6.3 CS - Community Service District

6.3.1 Purpose

- a) The purpose of this District is to provide for community service uses serving the general public.

6.3.2 Permitted Uses

- a) cemeteries
- b) clubs
- c) community facilities
- d) community gardens
- e) cultural institutions
- f) day care centres
- g) education services
- h) fitness trails
- i) government services
- j) health services
- k) indoor recreation facilities
- l) medical treatment facilities
- m) neighbourhood recreation services
- n) outdoor recreation services
- o) protective and emergency services
- p) public parks and green spaces
- q) religious assemblies
- r) residential service homes
- s) special-care homes

6.3.3 Discretionary Uses

- a) radio, television and communication facilities

6.3.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) radio, television and communication facilities are subject to the following:
 - i) must follow Industry Canada's regulations for telecommunication towers.
 - ii) must follow federal requirements for aircraft flight path.
 - iii) must follow all applicable provincial regulations.

6.3.5 Accessory Buildings and Uses

- a) accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.

b) caretaker's units are permitted, subject to section 4.9 Caretaker's units.

6.3.6 Regulations

a) lot requirements:

Table 8 - Community Service Minimum Lot Requirements

Parcel	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
Permitted Uses				
Education Services Government Services Indoor Recreation Facilities Medical Treatment Facilities Protective and Emergency Services Religious Assemblies	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	12 m (39.4 ft)
Cemeteries Fitness Trails Neighbourhood Recreation Services Public Parks and Green Spaces	-	-	-	7.5 m (24.6 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
Discretionary Uses				
All Discretionary Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	Determined by Demonstrated Space Requirements
<i>Accessory Buildings</i>	-	-	-	7.5 m (24.6 ft)

b) required yards:

Table 9 - Community Service Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Fitness Trails Neighbourhood Recreation Services Public Parks and Green Spaces	-	-	-
Personal Care Home Special-Care Home	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
All Other Permitted Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
Discretionary Uses			
All Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	0.6 m (2 ft)	0.6 m (2 ft)

6.4 C1 – Neighbourhood Commercial District

6.4.1 Purpose

- a) The purpose of this District is to regulate and encourage commercial and business enterprises in concentrated areas that are easily accessible.

6.4.2 Permitted Uses

- a) artisan shops
- b) clubs
- c) commercial entertainment establishments
- d) commercial services
- e) community facilities
- f) contractor services
- g) cultural institutions
- h) day care centres
- i) dwellings above grade
- j) education services
- k) fish plants
- l) fleet services
- m) government services
- n) health services
- o) hotels
- p) medical facilities
- q) motels
- r) neighbourhood retail stores
- s) parking lots
- t) personal service shops
- u) public parks and green spaces
- v) religious assemblies
- w) restaurants
- x) retail stores
- y) service or repair shops
- z) service stations
- aa) undertaking establishments
- bb) veterinary services
- cc) warehouse sales

6.4.3 Discretionary Uses

- a) marinas

6.4.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) marinas are subject to section 4.16 Marinas and Float Plane Docks.

6.4.5 Accessory Buildings and Uses

- a) accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.
- b) caretaker's units are permitted, subject to section 4.9 Caretaker's units

6.4.6 Regulations

- a) dwellings above grade:
 - i) shall have an entrance separate from that of the store or commercial business;
 - ii) shall be separated from the adjoining business by a fire resistant wall or floor, whichever the case may be.
- b) fish plants:
 - i) subject to section 4.18.4 Loading Space Requirements
 - ii) the applicant shall provide to Council a plan which includes as a minimum:
 - a. a description of operations, facilities, maintenance, loading areas, public access, and traffic impacts; and
 - b. a waste disposal and litter management plan.
 - iii) there shall be no discharge of sewage, processing waste, or solid waste into the water body.

c) lot requirements:

Table 10 – Neighbourhood Commercial Minimum Lot Requirements

Parcel	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
Permitted Uses				
Fish Plants Hotels Motels Services Stations Warehouse Sales	21 m (70 ft)	15 m (49.2 ft) *mean width minimum: 21 m	30 m (98.4 ft)	7.5 m (24.6 ft)
Public Parks and Green Spaces	-	-	-	7.5 m (24.6 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
Discretionary Uses				
All Discretionary Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15 m	30 m (98.4 ft)	7.5 m (24.6 ft)
<i>Accessory Buildings</i>	-	-	-	7.5 m (24.6 ft)

d) required yards:

Table 11 – Neighbourhood Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Hotels Motels Service Stations Undertaking Establishments	6 m (19.7 ft)	1.5 m (4.9 ft)	6 m (19.7 ft)
Public Parks and Green Spaces	-	-	-
All Other Permitted Uses	6 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Discretionary Uses			
All Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	-
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.5 C2 - Highway Commercial District

6.5.1 Purpose

- a) The purpose of this District is to promote and regulate the development of auto oriented commercial and business enterprises that require more space and road access.

6.5.2 Permitted Uses

- a) automotive and equipment repair shops
- b) automotive and recreation vehicle sales and rentals
- c) car washes
- d) commercial entertainment establishments
- e) community facilities
- f) contractor services
- g) cultural institutions
- h) equipment rental establishments
- i) fleet services
- j) government services
- k) greenhouse operations, plant nurseries, and market gardens
- l) hotels
- m) motels
- n) parking lots
- o) public parks and green spaces
- p) radio, television and communication facilities
- q) restaurants
- r) service stations
- s) temporary work camps
- t) undertaking establishments
- u) veterinary services
- v) warehouse sales

6.5.3 Accessory Buildings and Uses

- a) accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.
- b) caretaker's units are permitted, subject to section 4.9 Caretaker's units

6.5.4 Regulations

- a) all operation with respect to processing and manufacturing shall be conducted within an enclosed building;
- b) no exterior storage of waste products is permitted except within a waste disposal bin for collection;

- c) car wash:
 - i) applicants shall provide to Council as a minimum a description of operations including:
 - a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.
- d) lot requirements:

Table 12 – Highway Commercial Minimum Lot Requirements

Parcel	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
Permitted Uses Automotive and Equipment Repair Shops Automotive and Recreation Vehicle Sales and Rentals Fleet Services Hotels Motels Service Stations Warehouse Sales	21 m (70 ft)	15 m (49.2 ft) *mean width minimum: 21 m	30 m (98.4 ft)	12 m (39.4 ft)
Public Parks and Green Spaces	-	-	-	12 m (39.4 ft)
All Other Permitted Uses	15 m (49.2 ft)	11 m (36.1 ft) *mean width minimum: 15	30 m (98.4 ft)	12 m (39.4 ft)
<i>Accessory Buildings</i>	-	-	-	12 m (39.4 ft)

e) required yards:

Table 13 – Highway Commercial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Hotels Motels Service Stations Undertaking Establishments	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
Public Parks and Green Spaces	-	-	-
All Other Permitted Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

6.6 M1 - Industrial District

6.6.1 Purpose

- a) The purpose of this District is to provide area for industrial uses that may normally injuriously affect neighbouring properties with noise, dust or odour.

6.6.2 Permitted Uses

- a) automotive and equipment repair shops
- b) automotive and recreation vehicle sales and rentals
- c) automotive wrecker
- d) car washes
- e) community facilities
- f) community residential homes
- g) contractor services
- h) crematorium
- i) detention and correction facilities
- j) equipment rental establishments
- k) fleet services
- l) general industries
- m) greenhouse operations, plant nurseries, and market gardens
- n) natural resource exploration
- o) natural resource extraction
- p) parking lots
- q) protective and emergency services
- r) public parks and green spaces
- s) radio, television and communication facilities
- t) residential service homes
- u) service stations
- v) temporary storage
- w) temporary work camps
- x) veterinary services
- y) warehouse sales
- z) warehouses

6.6.3 Discretionary Uses

- a) education services

6.6.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) Educations services:

- i) shall be adequately separated from adjoining uses as to prevent conflict with air and noise pollution.
- ii) services or facilities for children under 16 years of age are prohibited in the M1 – Industrial District.

6.6.5 Accessory Buildings and Uses

- a) accessory buildings and uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District; and
- b) caretaker's units are permitted, subject to section 4.9 Caretaker's units.

6.6.6 Regulations

- a) all operation with respect to processing and manufacturing shall be conducted within an enclosed building;
- b) no exterior storage of waste products is permitted except within a waste disposal bin for collection;
- c) car wash:
 - i) applicants shall provide to Council as a minimum a description of operations including:
 - a. complete site plan indicating all points of traffic access and egress, natural and planned drainage works;
 - b. description of operations including facilities, loading areas, anticipated noise, odour, dust, storage of materials;
 - c. environmental management and mitigation plan; and
 - d. waste disposal and litter management plan.
- d) crematoriums must be a minimum of 200 m (656 ft) from a dwelling unit.
- e) temporary work camps
 - i) shall be temporary and permitted only for a period not exceeding 6 months as negotiated by Council; and
 - ii) the site shall be left in the condition agreed upon in the Development Permit, after the occupancy period.

f) lot requirements:

Table 14 - Industrial Minimum Lot Requirements

Parcel	Frontage		Depth	Maximum Building Height
	Rectangular	Non-rectangular		
Permitted Uses Automotive and Equipment Repair Shops Automotive and Recreation Vehicle Sales and Rentals Automotive Wrecker Fleet Services General Industry Hotels Motels Service Stations Warehouse Sales	21 m (70 ft)	15 m (49.2 ft) *mean width minimum: 21 m	30 m (98.4 ft)	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
Community Residential Home Residential Service Home	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18 m	30 m (98.4 ft)	7.5 m (24.6 ft)
All Other Permitted Uses	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18 m	30 m (98.4 ft)	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
Discretionary Uses				
All Discretionary Uses	18 m (59.1 ft)	15 m (49.2 ft) *mean width minimum: 18 m	30 m (98.4 ft)	12 m (39.4 ft) or Determined by Demonstrated Space Requirements
<i>Accessory Buildings</i>	-	-	-	12 m (39.4 ft)

g) required yards:

Table 15 - Industrial Minimum Setback Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Automotive Wrecker General Industry Hotels Motels Service Stations	6 m (19.7 ft)	3 m (9.8 ft)	6 m (19.7 ft)
All Other Permitted Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
Discretionary Uses			
All Discretionary Uses	6 m (19.7 ft)	3 m (9.8 ft)	4.5 m (14.8 ft)
<i>Accessory Buildings</i>	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)

6.7 AP – Airport District

6.7.1 Purpose

- a) To provide for the designate and conserve land for use associated with the orderly operations of the Pinehouse Lake Aerodrome.

6.7.2 Permitted Uses

- a) aircraft runway
- b) aircraft sales, charters, rentals, and repairs
- c) airport terminals, administrative headquarters (and related storage & maintenance buildings)
- d) aviation fuel storage and sales
- e) aviation related government services
- f) aviation related transport terminals and warehouses
- g) flying schools and flying clubs
- h) parking lots
- i) radio, television, and communication facilities
- j) resource management facilities including fire caches and on-site helicopter facilities

6.7.3 Accessory Buildings and Uses

- a) accessory buildings and uses are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District.

6.7.4 Regulations

- a) development in the AP - Airport District must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations and the federal obstruction zoning shall apply to all development in the AP - Airport District.
- b) radio, television and communication facilities are subject to the following:
 - i) must follow Industry Canada’s regulations for telecommunication towers; and
 - ii) must follow Department of Transportation’s requirements for aircraft flight path.

6.8 UH - Urban Holding District

6.8.1 Purpose

- a) The purpose of this District is to reserve un-subdivided and undeveloped lands within the municipality for future urban development.

6.8.2 Permitted Uses

- a) automotive and recreation vehicle sales and rentals
- b) boat docks
- c) boat launches
- d) campgrounds
- e) community gardens
- f) fitness trails
- g) motorized vehicle trails
- h) natural resource exploration
- i) natural resource extraction
- j) neighbourhood recreation services
- k) outdoor recreation services
- l) parking lot
- m) protective and emergency services
- n) public parks and green spaces
- o) temporary work camps

6.8.3 Discretionary Uses

- a) float plane docks
- b) greenhouse operations, plant nurseries, and market gardens
- c) indoor recreation facilities
- d) radio, television and communication facilities

6.8.4 Discretionary Use Standards and Evaluation Criteria

- a) applications are subject to section 3.7 Discretionary Use Evaluation Criteria and section 4 General Regulations;
- b) all development must be temporary, and any development that may be permanent should be rezoned to the applicable district first;
- c) radio, television and communication facilities are subject to the following:
 - i) must follow Industry Canada's regulations for telecommunication towers; and
 - ii) must follow Department of Transportation's requirements for aircraft flight path.

6.8.5 Accessory Buildings and Uses

- a) accessory buildings and uses, excluding permanent structures, that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use, are permitted in this District. They shall not be located on hazard lands; and
- b) caretaker's units are permitted, subject to section 4.9 Caretaker's units.
- c) float plane docks are subject to 4.16 Marinas and Float Plane Docks;
 - i) Council may require a performance bond and site restoration agreement for float plane dock operations that will require the on-site storage of hazardous materials; and
 - ii) Development Permit applications for float plane docks must be accompanied by any required provincial or federal permits.

6.8.6 Regulations

- a) natural resource extraction and natural resource exploration:
 - i) the applicant shall provide a site restoration plan to the Northern Village for activities where there is ground disturbance; and
 - ii) Council may require a performance bond from the applicant to ensure the acceptable remediation of the site.
- b) motorized vehicle trails shall not create conflict with any authorized trapping activity;
- c) there are no lot or minimum yard requirements for any of the permitted or discretionary uses;
- d) temporary work camps:
 - i) shall be temporary and permitted only for a period not exceeding 6 months as negotiated by Council.
 - ii) the site shall be left in the condition agreed upon in the Development Permit, after the occupancy period.
- e) building height requirements:

Table 16 - Urban Holding Maximum Height Requirements

Use	Maximum Building Height
Discretionary Uses	
All Discretionary Uses	15 m (49.2 ft) or Determined by Demonstrated Height Requirements
<i>Accessory Buildings</i>	12 m (39.4 ft)

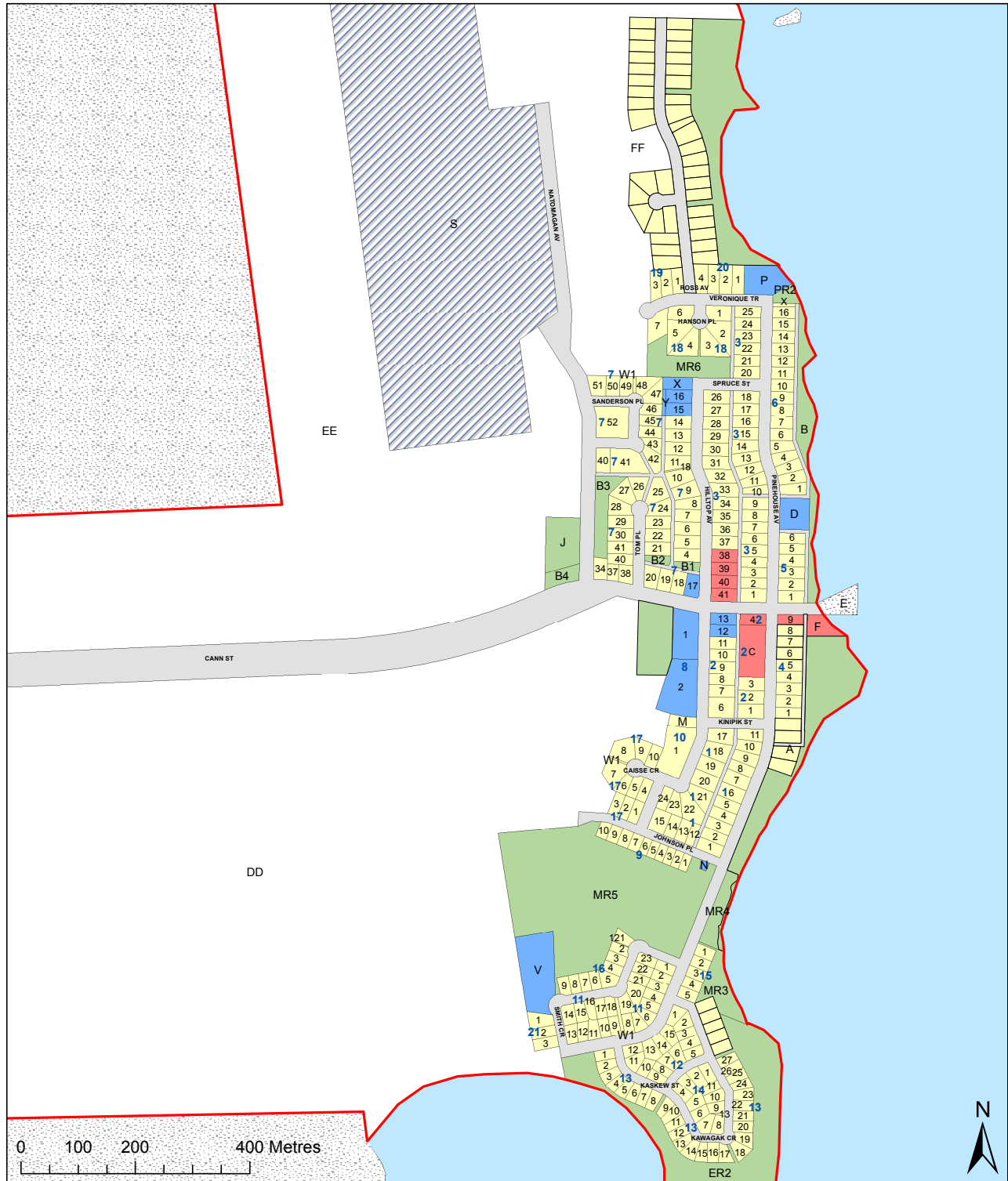
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Map 1A: Northern Village of Pinehouse Core Area Zoning Map



- Zoning Districts**
- R1 - Residential
 - C1 - Neighbourhood Commercial
 - RP - Recreation and Park
 - Municipal Boundary
 - Road
 - CS - Community Service
 - AP - Airport
 - UH - Urban Holdings
 - Water
 - NSAD

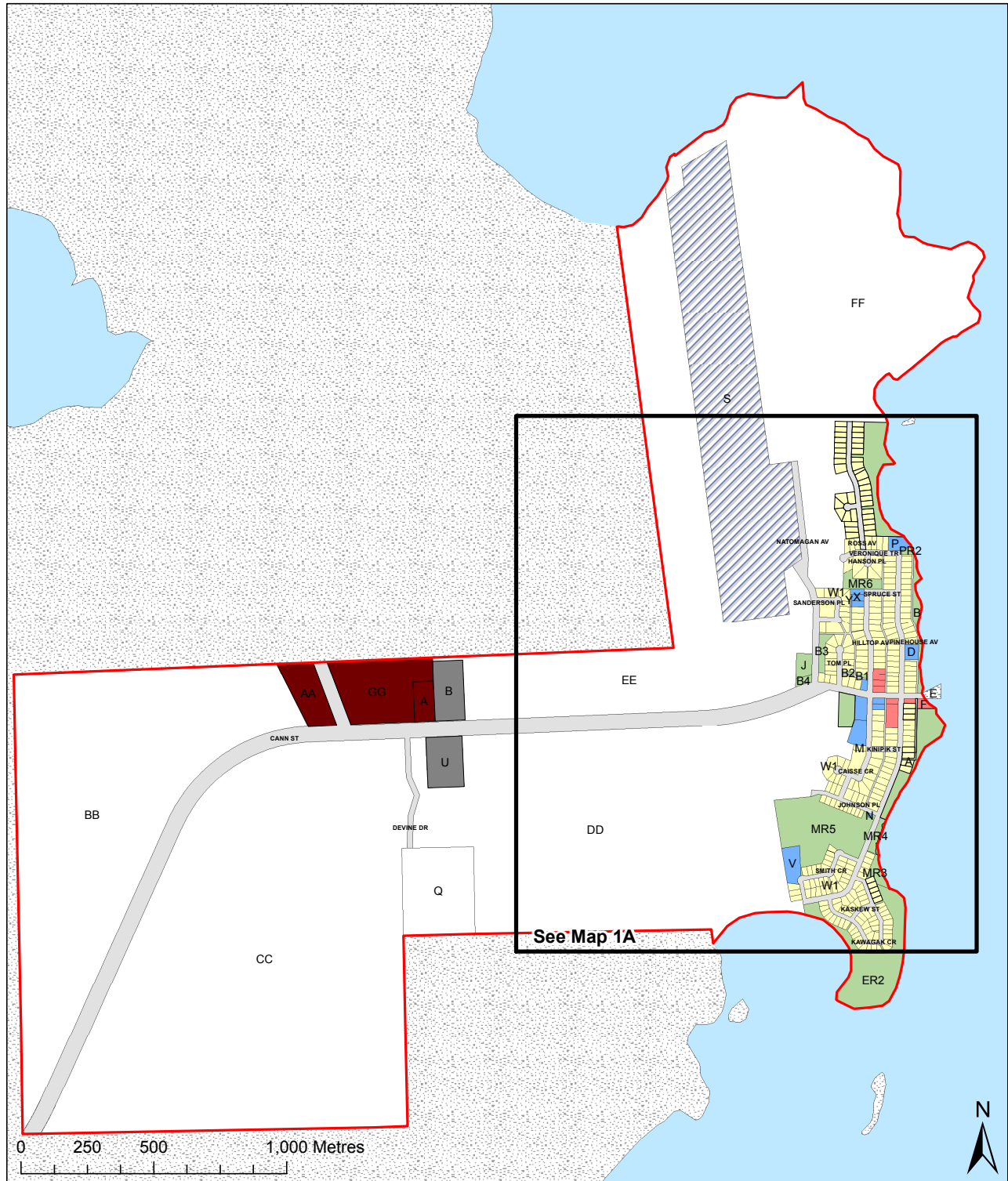
This is the second of two Zoning District Maps which accompany Bylaw Number _____ adopted by the Northern Village of Pinehouse.

Mayor _____

Administrator _____

Approved on the _____ day of _____ 20__

Map 1: Northern Village of Pinehouse Zoning Map



- Zoning Districts**
- R1 - Residential
 - C1 - Neighbourhood Commercial
 - C2 - Highway Commercial
 - RP - Recreation and Park
 - Municipal Boundary
 - Road
 - CS - Community Service
 - M1 - Industrial
 - AP - Airport
 - UH - Urban Holdings
 - Water
 - NSAD

This is the first of two Zoning District Maps which accompany Bylaw Number _____ adopted by the Northern Village of Pinehouse.

Mayor

Administrator

Approved on the ____ day of _____ 20__