



ZONING BYLAW 22/2013

TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	AUTHORITY	4
1.2	TITLE	4
1.3	PURPOSE	4
1.4	SCOPE	4
1.5	SEVERABILITY	4
3	ADMINISTRATION AND INTERPRETATION.....	19
3.1	DEVELOPMENT OFFICER	19
3.2	COUNCIL.....	19
3.3	APPLICATION FOR A DEVELOPMENT PERMIT	19
3.4	DEVELOPMENT not REQUIRING A PERMIT	20
3.5	DEVELOPMENT PERMIT PROCEDURE	21
3.6	DEVELOPMENT PERMIT: VALIDITY.....	22
3.7	DEVELOPMENT PERMIT APPLICATION FEES	22
3.8	DISCRETIONARY USE APPLICATION AND FEES	22
3.9	FEE FOR ZONING AMENDMENT APPLICATION	23
3.10	CONCURRENT PROCESSING OF DEVELOPMENT PERMITS, BUILDING PERMITS AND BUSINESS LICENSES.....	23
3.11	REFERRAL UNDER THE PUBLIC HEALTH ACT	23
3.12	DEVELOPMENT APPEALS BOARD	23
3.13	MINOR VARIANCES	24
3.14	NON-CONFORMING BUILDINGS USES AND SITES.....	25
3.15	DEVELOPMENT PERMIT – INVALID	25
3.16	CANCELLATION.....	26
3.17	STOP-WORK	26
3.18	INTERPRETATION	26
3.19	OFFENCES AND PENALTIES	26
3.20	INSPECTION OF PREMISES	26
3.21	BYLAW COMPLIANCE	26
3.22	MOVING OF BUILDINGS	27
3.23	DEMOLITION OF BUILDINGS	27
3.24	TEMPORARY DEVELOPMENT PERMITS	27
3.25	DEVELOPMENT AGREEMENTS	27
3.26	SERVICING AGREEMENTS.....	27
3.27	PERFORMANCE BONDS.....	28
3.28	LIABILITY INSURANCE.....	28
3.29	INTERESTS	28
4	GENERAL REGULATIONS.....	29
4.1	LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION	29
4.2	PRINCIPAL USE ESTABLISHED.....	29
4.3	MULTIPLE USES	29
4.4	NUMBER OF PRINCIPAL BUILDINGS ON A SITE	29
4.5	MODULAR HOMES	30
4.6	FRONT YARD REDUCTION	30
4.7	FRONTAGE FOR IRREGULAR SITES	30

4.8	PERMITTED YARD ENCROACHMENTS	30
4.9	RESTORATION TO A SAFE CONDITION	31
4.10	GRADING AND LEVELING OF SITES.....	31
4.11	RESTRICTIONS ON CHANGES.....	31
4.12	USES PERMITTED IN ALL ZONING DISTRICTS	31
4.13	SIGNAGE ON NATURAL AND HUMAN HERITAGE SITES	32
4.14	HERITAGE PROPERTIES.....	32
4.15	LANDSCAPE BUFFERS	32
4.16	HEIGHT OF BUILDINGS	32
4.17	PROHIBITED AND NOXIOUS USES	33
4.18	CLOSINGS	33
4.19	SATELLITE DISHES.....	33
4.20	COMMUNICATION TOWERS	34
4.21	PRIVATE GARAGES, SUNROOMS, SOLARIUMS, AND GREENHOUSES	34
4.22	SWIMMING POOLS	34
4.23	DISPOSAL OF WASTES	34
4.24	DEVELOPMENT STANDARDS FOR DISCRETIONARY USES.....	35
4.25	HOME OCCUPATIONS	35
4.26	ACCESSORY DWELLING UNITS.....	36
4.27	SOLID AND LIQUID WASTE DISPOSAL FACILITIES.....	36
4.28	BED AND BREAKFAST HOMES	36
5	ZONING DISTRICTS AND ZONING MAPS	38
5.1	ZONING DISTRICTS	38
5.2	THE ZONING DISTRICT MAP	38
5.3	BOUNDARIES OF ZONING DISTRICTS	38
5.4	HOLDING DESIGNATION.....	38
5.5	FUTURE URBAN DEVELOPMENT DISTRICT	39
5.5.1	Permitted Uses	39
5.5.2	Discretionary Uses	39
5.5.3	Site Development Regulations	39
5.5.6	Supplementary Regulations	40
5.6	RESIDENTIAL DISTRICT	41
5.6.1	Permitted Uses	41
5.6.2	Discretionary Uses	41
5.6.5	Site Development Regulations	41
5.7	COMMUNITY SERVICE DISTRICT	44
5.7.1	Permitted Uses	44
5.7.2	Discretionary Uses	44
5.7.3	Site Development Regulations	44
6.0	NATURAL HAZARD LANDS OVERLAY	46
6.1	Unstable Slopes Site Development Regulations	46
7.0	PLANNED UNIT DEVELOPMENTCONTRACT ZONING DISTRICT EXAMPLE – PUD-C.....	48
7.1	SITE PLAN	48
8.0	REPEAL AND ADOPTION	49
	APPENDIX “A”	50
	Development Permit Application Requirements	50
	Application for a Development Permit.....	52

APPENDIX "B"	54
Notice of Decision for a Development Permit or Zoning Bylaw Amendment.....	54

1 INTRODUCTION

1.1 AUTHORITY

Under the authority granted by *The Planning and Development Act, 2007*, the Mayor and Council of the Resort Village of Glen Harbour in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Resort Village of Glen Harbour.

1.3 PURPOSE

- 1.3.1 The purpose of this Bylaw is to regulate development and to control the use of land in the Resort Village of Glen Harbour in accordance with the Resort Village of Glen Harbour Official Community Plan Bylaw 22/2013.
- 1.3.2 The intent of this Zoning Bylaw is to provide for the amenity of the area within the Resort Village of Glen Harbour (hereinafter referred to as Glen Harbour) and for the health, safety, and general welfare of the inhabitants of Glen Harbour and area:
 - a) To minimize land use conflicts;
 - b) To establish minimum standards to maintain the amenity of the Resort Village;
 - c) To ensure development is consistent with the physical limitations of the land;
 - d) To restrict development that places undue demand on the Resort Village for services; and
 - e) To provide for land-use and development that is consistent with the goals and objectives of the Resort Village.

1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the Resort Village of Glen Harbour. All development within the limits of the Resort Village of Glen Harbour shall hereafter conform to the provisions of this Bylaw.

1.5 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.

2. DEFINITIONS

Whenever the subsequent words or terms are used in the Resort Village of Glen Harbour Official Community Plan, Bylaw No.21/2013 and this Bylaw, they shall have the following definition unless the context indicates otherwise.

Accessory: A building or use that:

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

Accessory Building, Large: An accessory structure exceeding a height of 4.5 metres (14.77 feet) or having a floor area of greater than 93.0 m² (1001.08 ft²).

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

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

Administrator: The Administrator of the Resort Village of Glen Harbour.

Aggregate Resource: Mineral materials including sand, gravel, clay, earth or mineralized rock, including recycled concrete.

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

Alteration or Altered: With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required

means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

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

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

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

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

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

Bed and Breakfast: A dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations*, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

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

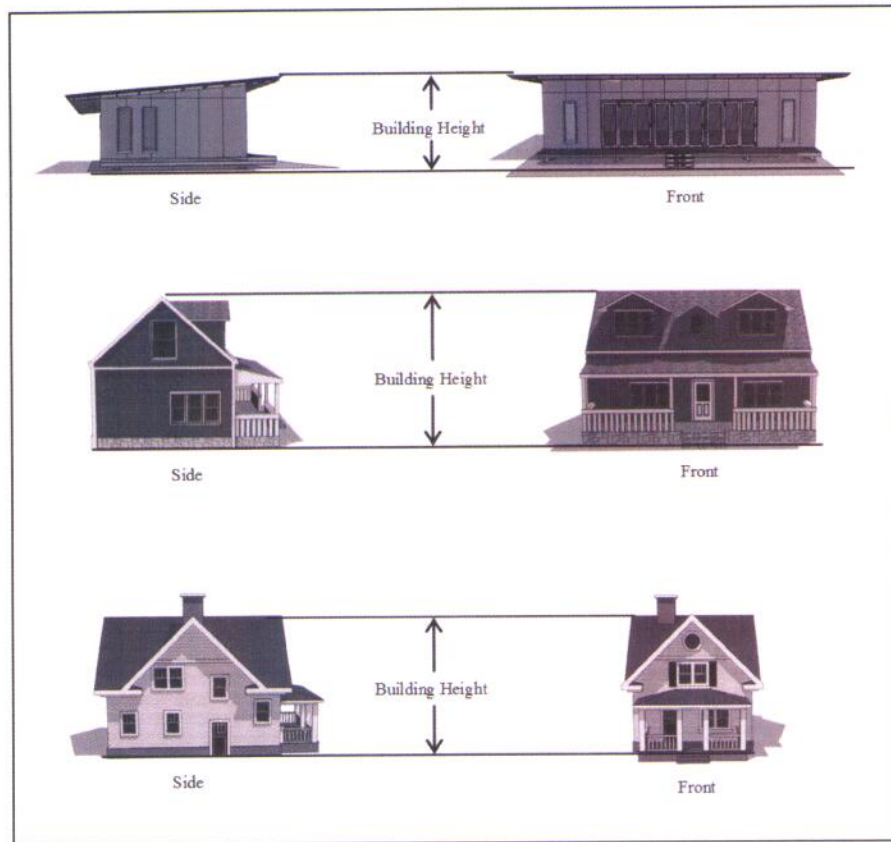
Buffer: A strip of land, vegetation or land use that physically separates two or more different land uses.

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

Building, Accessory (see Accessory)

Building Bylaw: A Bylaw of the Resort Village of Glen Harbour to regulate the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

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



Building Height Measurement

Building Permit: A permit, issued under The Building Bylaw of the Resort Village of Glen Harbour, authorizing the construction of, or the addition to, any building but does not include a Development Permit.

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

Building Line, Established: The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

Bylaw: The Resort Village of Glen Harbour Zoning Bylaw.

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

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

Club: A group of people organized for a common purpose, to pursue common goals, interest or activities, and usually characterized by certain membership qualifications,

payment of dues or fees, regular meetings, and a constitution and bylaws.

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

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

Compost: Materials used in gardening, agriculture, landscaping, erosion control, wetland construction, and landfill cover.

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

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

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

Council: The Council of the Resort Village of Glen Harbour.

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

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

Deck: Any raised floor structure at least 0.31 metres (1 foot) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

Demolition Permit: A permit issued for the removal or dismantling of a building or structure with the Resort

Village's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

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

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

Development Permit: A document issued by the Council of the Resort Village of Glen Harbour that authorizes development pursuant to this Bylaw, but does not include a building permit.

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

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

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

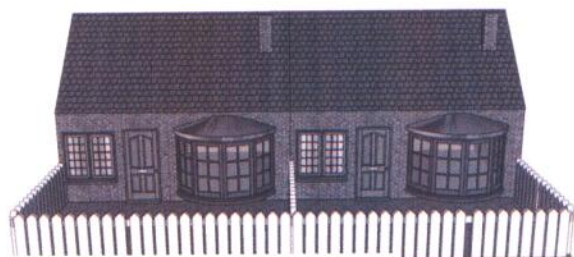
Dwelling Unit: One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking and toilet facilities.

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

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

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

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



Semi-Detached Dwelling

Dwelling, Single-Detached: A building containing only one dwelling unit, and shall not include a mobile home as herein defined.



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



Resort Village House Dwelling

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

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

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

Fill (Clean Fill): Soil, rock or other material approved by the Resort Village.

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

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

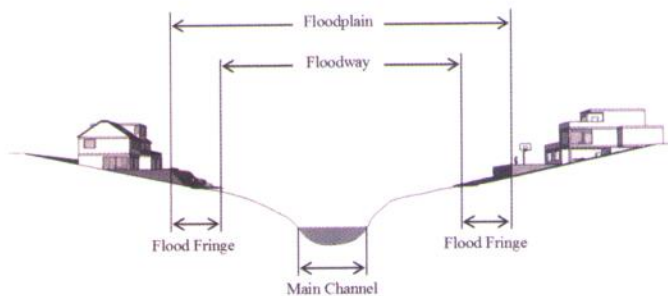
(Design) Flood Level:

- a) a 1:500 year flood;
- b) a flood having a return period greater than 1:500 years;
- c) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500 year flood

Flood Fringe: The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

Floodproofed: A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

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



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

Freeboard Elevation: The elevation of the Design Flood Level (the 1:500 flood elevation) plus an extra 0.50 metres (1.64 feet) to provide protection against wave run-up and ice surge.

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

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

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

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

Garden (Granny) Suite: A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two elderly family members of the owner/occupants of the primary residence and is intended

to allow the family to live independently but with the support nearby of the extended family.

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

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

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

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

Greenways: A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments, or bikeways along landscaped roads.

Guest Suite: See Secondary Suite

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

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

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

Highway Commercial: Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business

involved serving the needs of local residents and the traveling public.

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

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

Industrial Exclusionary Uses: refers to certain industrial activities that may be characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Exclusionary uses would include but not be limited to the following: Landfill, Ethanol Plant, Transformer Stations, Uranium Refineries, Anhydrous Ammonia Storage and Distribution Centres.

Infill Development: Re-development within existing areas or neighbourhoods.

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

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

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

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

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

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

Land Use Map: A comprehensive document compiled by a local government that identifies future development or preservation of land. In its projections, the map specifies certain areas for residential growth and other of agriculture, industry, commercial or conservation.

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

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

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

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

Mayor: The Mayor of the Resort Village of Glen Harbour.

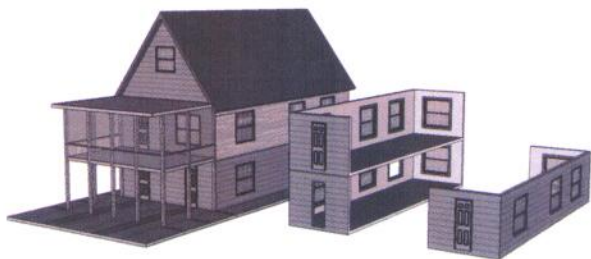
Minister: The member of the Executive Council to whom for the time being is assigned the administration of *The Planning and Development Act, 2007*.

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



Double-Wide Mobile Home

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



Modular (Manufactured) Home

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

Municipality: The Resort Village of Glen Harbour

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

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

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

Non-Conforming Use: Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

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

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

Official Community Plan (OCP): The Resort Village of Glen Harbour Official Community Plan Bylaw No. 21/2013.

Off Season Storage: The storage, holding or placement of goods, material or vehicles that are not being used during certain seasons of the year, such as the storage of ice fishing shacks or snowmobiles in the spring, summer or fall or the storage of boats or travel trailers or campers in the winter.

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

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

Park Model Trailer/Unit: A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. It has a gross floor area not exceeding 50 m² (540 ft²). CSA Number Z241.



Park Model Trailer 102



Park Model Recreational Unit

Parking Space: A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street and shall be not less than 2.5 metres (8.20 feet) wide and 5.5 metres (18.04 feet) in length.

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

Patio: Any hard surface or floor structure less than 0.31 metres (1 foot) above the average ground level upon which it is constructed.

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

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

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

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

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

Public Work: A facility as defined under *The Planning and Development Act, 2007* including a system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Resort Village of Glen Harbour:

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

Real-Estate Signage: Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1.0 m² (10.76 ft²).

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

Recreational Vehicle: A vehicle, such as a camper or motor home, used for traveling and recreational activities.

Recycling Collection Depot (Neighbourhood): A building or structure used for the collection and temporary storage of recyclable household material such as bottles, cans, plastic containers, paper and paint, but shall not include the processing of recyclable material other than compaction; the collection and storage of oil, solvents or other hazardous material; or outdoor compaction or storage.

Recycling Collection Facility (Commercial): A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials

s that would otherwise be considered waste. These types of uses include outdoor processing or storage.

Redevelopment (see infill development)

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

Resort Village: The Resort Village of Glen Harbour

Resort Village Administrator: The Administrator of the Resort Village of Glen Harbour.

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

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



RTM (Ready to Move) Home

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

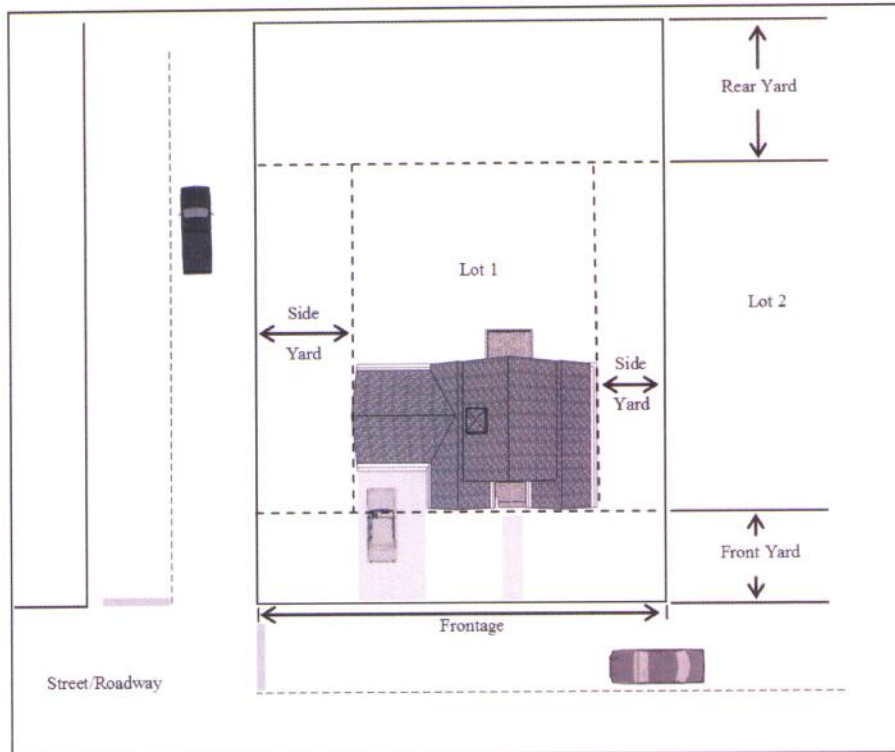
Secondary Suite: a self-contained dwelling unit which is an accessory use to, and located within, attached or a detached building in which the principal use is a one unit dwelling.

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

Should, Shall or May;

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

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



Location and measurement of setbacks

Site: An area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area: The total horizontal area within the site lines of a site.

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

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

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

Site Line: Any boundary of a site.

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

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

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

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

Site, Through: A site other than a corner site, having separate frontages on two streets. The front site line of a through site shall be determined by predetermined building lines. This is only allowed in Commercial and Industrial Zones.

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

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

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

Storey, One-Half: That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of between 2.0 metres (6.57 feet) and 2.5 metres (8.21 feet) over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

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

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

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

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

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

Swimming Pool: Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.61 metres (2.0 feet) or more at any point.

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

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



Motor Home – Camping Trailer

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

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

Utility Shed: An accessory building or structure used for the storage of goods with a maximum floor area of 10.0 m² (107.65 ft²).

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

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

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

Yard, Front: The area between the side site lines and the front site line to the front building line (See Location and measurement of setbacks drawing).

Yard, Rear: The area between the side site lines and the front site line to the rear building line. (corner and interior) (See Location and measurement of setbacks drawing).

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

Yard, Side: The area between the front and rear yards and between the side site line and the side building line (See Location and measurement of setbacks drawing).

Metric to Imperial Conversions

Distance (metres - feet)			
0.6 metres	2 ft	17.0 metres	55 ft
2.0 metres	7 ft	19.8 metres	65 ft
2.5 metres	8 ft	30 metres	98 ft
3.0 metres	10 ft	46 metres	150 ft
4.2 metres	14 ft	50 metres	164 ft
4.5 metres	15 ft	75 metres	246 ft
5.0 metres	16 ft	80 metres	262 ft
5.5 metres	18 ft	90 metres	295 ft
6.0 metres	20 ft	100 metres	328 ft
6.5 metres	21 ft	150 metres	492 ft
7.5 metres	25 ft	200 metres	656 ft
10 metres	33 ft	230 metres	755 ft
11 metres	36 ft	305 metres	1000 ft
12 metres	39 ft	467 metres	1532 ft
15 metres	49 ft		
15.3 metres	50 ft		
Area (m ² to ft ²)			
1.0 m ²	10.7 ft ²	100 m ²	1076 ft ²
0.5m ²	5.4 ft ²	150 m ²	1615 ft ²
5.0 m ²	53.8 ft ²	230 m ²	2475 ft ²
9.3 m ²	100 ft ²	450 m ²	4844 ft ²

37.2 m ²	400 ft ²	465 m ²	5,005 ft ²
45 m ²	485 ft ²	540m ²	5812 ft ²
50 m ²	538 ft ²	560 m ²	6,000 ft ²
56 m ²	600 ft ²	900 m ²	9687 ft ²
60 m ²	646 ft ²	930 m ²	10,000 ft ²
78 m ²	839 ft ²	6070 m ²	1.5 acres
83.6 m ²	900 ft ²	0.8 hectare	2 acres
92.96m ²	1,000 ft ²	1 hectare	2.5 acres
		2 hectares	5 acres

*Conversions are rounded to the nearest decimal point