

TOWN OF KAMSACK

BYLAW NO. 8/77

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

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

SHORT TITLE

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

DEFINITIONS

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

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

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

Awning - a covering, typically of canvas stretched on a frame, projecting from a wall over a window or an entrance.

#19/2008  
26-May-2008

or accommodation of persons, animals, goods or chattels.

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

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

Canopy - a permanent roof-like shelter extending from part or all of a building face over a public right-of-way and constructed of some durable material such as metal, glass or plastic.

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

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

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

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

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

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

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

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

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

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

Mayor - shall mean the Mayor of the Town of Kamsack.

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

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

Mobile home park - shall mean any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home park, but does not include an industrial or construction camp or any such park if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

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

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

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



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

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

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

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

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

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

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

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

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

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

Town - shall mean the Town of Kamsack.

Town Administrator - shall mean the Town Administrator of the Town of Kamsack.

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

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

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

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

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

SCOPE

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

## PART I

ZONING DISTRICTS4. Classification of Zoning Districts

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

1. A - Agricultural District (Urban Reserve)
2. R - Residential District
3. C1- Commercial District (General Business)
4. C2-Commercial District (Highway)
5. M1-Industrial District
6. M2-Industrial District
7. AP- Airport Protection District 8/77

5. Boundaries of Zoning Districts

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

6. The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in the Bylaw No. 8/77", adopted by the Town of Kamsack and signed by the Mayor and Town Administrator under the seal of the Town, shall be known as the "Zoning District Map," and such map is hereby declared to be an integral part of this bylaw, as if embodied herein.

7. District Schedules

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

### 7.1 A Agricultural District - Urban Reserve

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

#### (1) Uses Permitted

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

A. Existing agricultural uses.

B. Recreational

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

C. Public utility uses and structures.

D. Offices and clinics of veterinary surgeons.

E. Accessory buildings and uses

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

#### (2) Regulations

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

#### (3) Rezoning of land

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



7.2 R Residential District(1) Uses Permitted

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

A. Residential

(1) One-family dwellings.

(2) Two-family dwellings.

B. Home Occupations

Offices of physicians and dentists; drugless practitioners, clergymen, artists, authors, dressmakers, milliners, seamstresses, music teachers, and tutors, hairdressers and photographers.

C. Institutional

(1) Churches, religious institutions;

(2) Lodges, fraternal organizations;

(3) Schools, educational institutions;

(4) Hospitals, sanatoria, clinics;

(5) Libraries, cultural institutions;

(6) Offices of federal, provincial and municipal governments;

(7) Nursing homes, senior citizen homes.

*Delet #24/94* ~~(8) Craft Home Craft and Hobby Shops~~

D. Uses Permitted at Council's Discretion

The following uses may be permitted in the R - Residential District but only by resolution of Council and only in locations specified in such resolution of Council:

(1) Multiple Family Dwellings:

The regulations of Section 7.2(2)C shall apply.

(2) Row Houses

The regulations of Section 7.2(2)D shall apply.

(3) Boarding, lodging or rooming houses

The regulations of Section 7.2(2)E shall apply.



- (4) Mobile Homes of CSA-Z240 Approved Construction  
The regulations of Section 7.2(2)F shall apply.

- (5) Convenience Stores

The regulations of Section 7.2(2)A shall apply.  
6) Craft House, Craft and Hobby Shops  
7) Day Care Centres

# 24/94  
E. Recreational

Public sports fields, parks and other similar uses.

F. Accessory

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

(2) Regulations

A. One-Family Dwellings

minimum site area 5,000 sq. ft. or by resolution of Council may be reduced to 4,800 sq. ft.

minimum site frontage 50 feet or by resolution of Council may be reduced to ~~48~~ feet. *40* *RR*

minimum front yard 25 ~~20~~ feet. *40* *RR*

minimum side yard 4 feet for a main building. The minimum side yard for accessory buildings shall be 2 feet provided that the minimum distance between the accessory building and any main building is 10 feet. An attached garage or carport shall be considered part of the main building.

minimum rear yard 20 feet.

minimum floor area 600 square feet.

B. Two-Family Dwellings

minimum site area 2,800 sq. ft. per unit where the site is served by a lane, otherwise 3,500 sq. ft. per unit.

minimum site frontage 28 feet per unit where the site is served by a lane, otherwise 35 feet.

minimum front yard 25 ~~20~~ feet. *RR*

minimum side yard 4 feet on each side of a main building. The minimum side yard for accessory buildings shall be 2 feet provided that the minimum distance between the accessory building and any main building is 10 feet. An attached garage or carport shall be considered part of the main building.

minimum rear yard 20 feet.

minimum floor area 576 ~~600~~ sq. ft. per dwelling unit. *RR*



C. Multiple Family Dwellings

minimum site area 5,600 square feet plus 1,000 square feet for each unit in excess of two.

minimum site frontage <sup>65</sup>~~75~~ feet. RSD

maximum site coverage interior lot 50%  
corner lot 60%

minimum front yard <sup>25</sup>~~20~~ feet. RSD

minimum side yard 12 feet or half the average wall height whichever is greater.

minimum rear yard 25 feet or 25% of depth of site whichever is greater.

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

D. Row Houses

minimum site area 6,000 square feet.

maximum site coverage 40%

minimum front yard <sup>25</sup>~~20~~ feet. RSD

minimum side yard 7 feet on the side of each building.

minimum floor area <sup>576</sup>~~600~~ square feet per dwelling unit. RSD

E. Boarding, Lodging, Rooming Houses

Are subject to all the regulations pertaining to two-family dwellings in this district. Each person staying in a boarding or rooming house must be provided with at least 150 square feet of private living space. Each person must have access to a heated water closet located on the same floor as his room.

Not more than six people shall share any water closet.

F. Mobile Homes

- (1) Mobile homes shall be permitted to locate on a site approved by Council with the same site requirements as a one-family dwelling.
- (2) Mobile homes shall comply with the "Mobile Home Bylaw" of the Town of Kamsack.



G. Institutional and Recreational Uses

minimum site area none  
 minimum site frontage none  
 minimum front yard <sup>25</sup>~~20~~ feet B20  
 minimum side yard 10 feet or half the building height whichever is greater.  
 minimum rear yard 20 feet or 20% of the depth whichever is greater.

# 25/06

G.1 a) The erection of signs & billboards etc.  
 b) Each application approved shall be subject to the conditions that:

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

I. Home Occupations

- Home occupations shall be located in detached one-family dwellings used as the practitioners own private residence.
- No external evidence of such home occupation is permitted except for a business or professional sign or notice not exceeding two (2) square feet in area.
- Home occupations shall be conducted entirely within the dwelling and shall not be permitted in any accessory building.
- There shall be no exterior display, no exterior storage of materials or equipment, and no other exterior indication of the home occupation or, variation from the residential character of the dwelling.

J. Signs and billboards are prohibited except as noted for home occupations and those showing the names of occupants and signs bearing notice of sale or lease or other information relating to a temporary condition affecting the premises.

Repeated

# 25/06

J. Signs and billboards are prohibited except:

- a) as noted for home occupations;
- b) those showing the names of occupants;
- c) those bearing notice of sale or lease;
- d) those bearing other information relating to a temporary condition affecting the premises; and
- e) as noted for institutional

K. Off-Street Parking - shall be provided in accordance with the schedule set out in Section 15 of this bylaw.

L. General Regulations


- No side of front yards shall be used for the storage or collection of goods, commodities or other form of materials.
- No yard or portion thereof shall be used for the storage of machinery or equipment.

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The Council of the Town of Kamsack assembled enacts as follows:

1. Section 7.2 (2) L of Bylaw 8/77 is hereby amended by adding thereto the following:

"No placing, erection, installation or construction of a Television Satellite Dish shall be allowed or occur on a front yard or side yard on any site in the R Residential District."





### 7.3 C1 Commercial District

#### (1) Uses Permitted

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

##### A. Commercial

- (1) Banks, office, studios;
- (2) Bakeries with retail sales;
- (3) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repairs and similar types of personal service establishments;
- (4) Bus terminals;
- (5) Hotels;
- (6) Medical and dental offices and clinics;
- (7) Printing plants, newspaper offices;
- (8) Restaurants, confectioneries and other places for the sale and consumption of food and other related items;
- (9) Retail stores;
- (10) Service stations;
- (11) Telegraph offices, express offices, radio and television stations;
- (12) Theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks;
- (13) Funeral homes;
- (14) Licenced beverage rooms and other places for the sale and consumption of beer, wine and spirits with or without food.
- (15) Plumbing and heating establishments.

B. Institutional

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

C. Residential

Dwelling units above stores or commercial establishments.

D. Accessory

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

# 20-95  
Oct 10/85  
" E.

*uses permitted at Council's discretion. The following ... in C1 District.. by resolution of Council (1) Processing and packing plants."*

(2) Regulations

A. Site area-minimum-service stations 10,000 sq. ft.

all other uses 3,000 sq. ft.  
except as allowed by paragraph J below

B. Site frontage-minimum-service stations 100 feet

all other uses 25 feet except as allowed by paragraph J below

C. Yard, front-minimum-service stations 25 feet

all other uses no requirement

D. Yard, side-where the side of a site in any C1 Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least five (5) feet shall be provided.

E. Yard, rear-where the rear of a site in any C1 Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least twenty (20) feet shall be provided.



- F. All business shall be conducted and all goods or adequately fenced compound stored wholly within an enclosed building except as required in the servicing of motor vehicles.
- G. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:
- (1) No more than one (1) sign protruding from the main wall of the premises shall be permitted on the premises.
  - (2) Permitted signs may be double-faced. No sign shall interfere with public utilities.
  - (3) All illuminated signs must be CSA-approved.
  - (4) The minimum clearance above ground level of any protruding or self-supporting sign shall be 10 feet. The maximum protrusion from the property line shall be 5 feet.
- H. All permitted dwelling units shall have a minimum floor area of <sup>576</sup>~~500~~ square feet. All dwelling units shall have an entrance from the street separate from that of the store or commercial establishment. Dwelling units must be provided with a fire exit separate from the required entrance from the street.
- I. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.
- J. For any use other than a motel or a service station a site may have a lesser area and/or lesser frontage than required by Paragraphs A and B above but only by resolution of Council.

19/2050  
26-May-08

Section 7.3 (2) – Regulations shall be amended by adding the following:

- K. All permitted Canopies and Awnings shall be a minimum of 8.5 feet from the ground and a minimum of 2 feet back from the edge of the curb.



7.4 C 2 Commercial District(1) Uses Permitted

Subject to all other provisions of this bylaw, in any site, in any district defined, designated or described in this bylaw as a C2 Commercial District, only the following uses shall be permitted:

A. Commercial

- (1) Bus terminals;
- (2) Hotels, motels;
- (3) Lumber and building supply establishments;
- (4) Restaurants, confectioneries and other places for the sale and consumption of food and related items;
- (5) Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment;
- (6) Theatres, assembly halls, dance halls, commercial recreation establishments;
- (7) Veterinary hospitals and offices of veterinary surgeons;

(8) Drive-in theatres.

B. Accessory

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

(2) Regulations *C. Discretionary Uses or Forms of Development*  
*- Public Utilities*  
*- Public Storage Facility*

|    |                              |                |
|----|------------------------------|----------------|
| A. | Site area-minimum-motels     | 18,750 sq. ft. |
|    | all other uses               | 12,500 sq. ft. |
| B. | Site frontage-minimum-motels | 150 feet       |
|    | all other uses               | 100 feet       |

# 15/91

#

(9) office building

# 25/98 (10) Campgrounds  
subject to 7.4.(a) H



- C. Yard, front-minimum-motels 50 feet  
all other uses 25 feet
- D. Yard, side-minimum 10 feet on each side
- E. Yard, rear-minimum 10% of the depth of the site
- F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:
- (1) No more than two (2) signs shall be permitted on the premises;
  - (2) Each sign may be double faced;
  - (3) All illuminated signs shall be CSA-approved.
- G. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.

2. Section 7.4 C2 Commercial District, Subsection (2) shall be amended by adding after Paragraph G the following Paragraph:

"H. Campgrounds

- (1) The operator of a campground shall provide the development officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- (2) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.
- (3) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres in area with its corners clearly marked.
- (4) No portion of any campsite shall be located within a roadway or required buffer area.
- (5) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- (6) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- (7) The space provided for roadways within a campground shall be at least 7.5 meters in width. Nor portion of any campsite, other use or structure shall be located in any roadway.
- (8) No trailer coach shall be stored on any campsite when the campground is not open.

- (9) A campground may include as ancillary uses a laundromat or confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- (10) The Public Health Act and the Regulations passed thereunder, shall be complied with in respect to all operations and development of the campground.

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25/98



## 7.5 M1 Industrial

### (1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an M1 Industrial District, only the following uses shall be permitted:

#### A. Industrial

- (1) Lumber and building supply establishments;
- (2) Service stations and garages;
- (3) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment;
- (4) Auto body shops;
- (5) Car washing establishments;
- (6) Shops of plumbers, pipe fitters and metal workers;
- (7) Wholesale establishments;
- (8) Skating and curling rinks.

#### B. Discretionary Uses

Uses permitted in the C1 Commercial District may be located in an M1 Industrial District, but only by resolution of Council and only in locations specified in such resolution of Council. The regulations pertaining to such uses shall be the same as those of the C1 Commercial District.

#### C. Accessory

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

### (2) Regulations

- |    |  |                |
|----|--|----------------|
| A. | Site area-minimum-service stations     | 10,000 sq. ft. |
|    | all other uses                         | 3,000 sq. ft.  |
| B. | Site frontage-minimum-service stations | 100 feet       |
|    | all other uses                         | 25 feet        |
| C. | Yard, front-minimum-service stations   | 25 feet        |
|    | all other uses                         | no requirement |

- D. Yard, side - where the side of a site in any M1 Industrial Area butts any Residential District without an intervening street or lane, a side yard of at least five (5) feet shall be provided.
- E. Yard, rear - where the rear of a site in any M1 Industrial Area abuts any Residential District without an intervening street or lane, a rear yard of at least twenty (20) feet shall be provided.
- F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:
  - (1) No more than one sign protruding from the main wall of the premises;
  - (2) Each sign may be double faced.
  - No sign shall interfere with public utilities.
  - (3) All illuminated signs must be CSA-approved;
  - (4) The maximum clearance above ground level of any protruding or self-supporting sign shall be 10 feet. The maximum protrusion from the property line shall be 5 feet.
- G. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.
- H. Off-street loading and unloading space shall be provided in accordance with Section 17 of this bylaw.

## 7.6 M2 Industrial District

### (1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an M2 Industrial District only the following uses shall be permitted:

#### A. Industrial

- (1) Abattoirs;
- (2) Grain elevators, feed mills, seed cleaning plants;
- (3) Junk yards;
- (4) Lumber and building supply establishments;
- (5) Manufacturing, processing and packing plants;
- (6) Machine shops, foundry works, boiler works;
- (7) Petroleum products, storage yards, coal yards, gravel yards, stock yards;
- (8) Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment;
- (9) Tanneries and hide storage;
- (10) Warehouses and supply depots;
- (11) Railway uses and ancilliary functions.

#### B. Accessory

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

### (2) Regulations

- |    |                       |   |
|----|-----------------------|---|
| A. | Site area-minimum     | 12,000 sq. ft.                            |
| B. | Site frontage-minimum | 100 feet.                                 |
| C. | Yard, front-minimum   | <sup>25</sup><br><del>XXX</del> feet.     |
| D. | Yard, side-minimum    | 10 feet on each side of the main building |

*PSM*

- E. Yard, rear-minimum 10% of the depth of the site except where the rear yard abuts a railroad track or railroad yard, in which case no rear yard is required.
- F. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.
- G. Off-street loading and unloading space shall be provided in accordance with Section 17 of this bylaw.
- H. Signs and billboards are prohibited except for signs advertising the principal use of the premises or the names of the occupants of the premises. Permitted signs shall be subject to the following requirements:
- (1) No more than two (2) signs shall be permitted on the premises;
  - (2) Each sign may be double-faced;
  - (3) All illuminated signs shall be CSA-approved.

of Leslie Espritak  
Taken 1 day of June 1981  
Margie Pennell  
A Commissioner for Oaths  
for Saskatchewan. My appointment expires  
December 31, 1986

A Bylaw of the Town of Kamsack in the Province of Saskatchewan to amend  
Bylaw No. 8/77 the Zoning Bylaw of the Town.

The Council of the Town of Kamsack in the Province of Saskatchewan enacts  
as follows:

1. That Bylaw No. 8/77 the Zoning Bylaw of the Town of Kamsack be amended  
by adding a section known as the Airport Protection District A.P. as  
follows:

7.7 Airport Protection District A.P.

- (1) Intent: To control land use in the vicinity of the Kamsack Airport  
to:
  - a) prohibit uses which may cause electronic interference to  
airport navigation and telecommunication system.
  - b) prohibit uses which may attract birds to the airport  
vicinity.
  - c) prohibit uses which may impair airport visibility through  
emissions of smoke, dust or steam.
  - d) prohibit development which may result in unsafe airport  
operation.
- (2) Subject to all other provisions of this bylaw, on any site, in any  
district defined designated or described in this Bylaw as an A.P.  
Airport Protection District only the following uses shall be permitted.
  - A. Uses Permitted
    - (i) Uses directly related to the maintenance and operation  
of private and public aircraft.
    - (ii) Existing agricultural operations (excluding intensive  
livestock operations).
  - B. Uses Permitted at Council's Discretion

The following uses may be permitted in the A.P. District by  
resolution of Council and subject to site specific regulations as  
described in such resolution.

    - (i) Uses incidental to the operation of the Kamsack Airport  
which provide a service to airport visitors.
    - (ii) Power transmission lines.



- (iii) Outdoor recreation facilities and uses.
- (iv) Commercial uses as outlined in the "C2" Commercial District
- (v) Residential uses as outlined in the "R" Residential District.

### 3. Regulations

A. Council shall establish site specific regulations for permitted and discretionary uses.

For the purpose of regulation, Council shall refer to the Department of Transport publication:

T.P. 312  
Aerodrome Standards  
Physical Characteristics and Obstacle Limitation Surfaces  
or as subsequently revised, as a guide.

- B. The maximum height of any structure shall not exceed the following specifications:
- (i). Take off/approach surface (1:40) slope as set forth in Figure 1 attached hereto and forming part of this Bylaw.
  - (ii) Transitional Surfaces (1:5 slope) as set forth in Figure 2 attached hereto and forming part of this Bylaw.

C. Discretionary commercial uses shall be subject to the regulations of C2 - Commercial District as well as those regulations outlined in this section.

D. Discretionary residential uses shall be subject to the regulations of the "R" - Residential District as well as those regulations outlined in this section.

### 4. Zoning Map

The Zoning Map shall be amended by rezoning from "A" Agricultural, C2 - Commercial and "R" Residential to "A.P." Airport Protection, those properties as outlined on Figure 3 attached hereto and forming part of this Bylaw.

## PART II

GENERAL REGULATIONS8. Minimum Yards Required

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

9. Projections in Yards

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

10. Building Lines

Where a building line in any residential district has been established by existing buildings in a block, and is less than <sup>25</sup>~~20~~ feet from the street line, new construction may conform to the established building line, provided that the established building line is not less than 15 feet from the street line, and provided that Council, by resolution, or bylaw permits conformation to the established building line. RBD

11. Number of principal buildings permitted on a site

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

12. Uses Permitted at Council's Discretion

(1) The following uses may be located in any zoning district, but only by resolution of council and only in locations specified in such resolution of council. Such resolution shall specify the regulations governing the site and the location of any structure.

- (a) Trailer courts;
- (b) Cemeteries;
- (c) Homes for the aged.

(2) Council may issue a permit for the location of mobile home parks for a specified period of time.

(3) Provision shall be made for garbage disposal, sanitation, water supply, sewerage, and space allocation of mobile homes within any mobile home park in accordance with The Mobile Home Regulations, 1969.

13. Private garages attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations of the main building.

14. Service Stations

(1) Service stations shall have a minimum frontage of 100 feet.

(2) Where service stations occupy a corner site, only one access point shall be located on the flanking street.

(3) Fuel pumps and other accessory equipment shall be located at least twenty(20) feet from any street or lot line.

(4) All automobile parts, dismantled vehicles and similar articles shall be stored within a building, except on those sites located in an Industrial District.

15. Off-Street Parking shall be provided in accordance with the following schedule:

| <u>Zoning District</u>               | <u>Use</u>  | <u>Number of Spaces Required</u>  |
|--------------------------------------|---|---|
| (1) R Residential District           | Residential   | 1 parking space for each dwelling unit  |
|                                      | Public School)  | 1 parking space for each staff member   |
|                                      | Private School)   |   |
|                                      | Separate School)  | 1 parking space for each staff member, plus<br>3 parking spaces for each classroom                                      |
|                                      | High School)<br>Collegiate)   |   |
|                                      | Auditoriums,<br>Churches, and<br>other places of<br>Public Assembly | At the discretion of Council.   |
|                                      | Other<br>Institutional<br>Buildings                                 | At the discretion of Council.   |
| (2) C1 Commercial District           | Hotels  | 1 parking space for each<br>2 guest sleeping rooms  |
|                                      | Dwellings   | 1 parking space for each dwelling unit.   |
|                                      | All other buildings   | At the discretion of Council.   |
| (3) C2 Commercial District           | Motels  | 1 parking space for each unit   |
|                                      | Restaurants   | 1 parking space for each 4 seats  |
|                                      | Accessory Dwellings   | 1 parking space per dwelling unit   |
|                                      | All other buildings   | 1 parking space for each 300 sq. ft. of gross floor area  |
| (4) M1 and M2<br>Industrial District | All main buildings or uses  | 1 parking space for each 500 sq. ft. of gross floor area, or<br>1 space for each 3 employees, whichever is the greater. |

16. Parking spaces required in any commercial district may be located within 500 feet of the main building or use, provided such spaces are located in a Commercial or Industrial District.
17. In any M1 or M2 Industrial District, where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided in the site.

### 18. FENCES:

#### Fences – Residential

*Added in Bylaw #11-2010*

- No fences will be allowed in front yards, past the front wall of the house. The front yard is the area from the front facing wall of the principle building on the property to the front property line.
- Fences are allowed to a maximum of two (2) metres in height in side or rear yards. Side and rear yards are the areas behind the front facing wall of the principle building to the rear property line.
- On a lot abutting two (2) streets fences measured along the property line shall not exceed a height of one (1) metre for a distance of five (5) metres back both ways from the corner of said lot.
- Where fencing is proposed in any residential district, such fencing shall be of a decorative nature. Decorative fence material may consist of chain link, wrought iron, faux wrought iron, brick, stone or board on board. Barbwire and the use of railway ties are prohibited in any residential district. Determination of an acceptable fence material shall be at the discretion of the Bylaw Enforcement Officer and shall be based on site characteristics of surrounding properties.
- Exterior of fence must be finished and aesthetically pleasing.

#### Fences – Commercial

- Fences within a commercial area in front yards shall not exceed one (1) metre in height and shall not exceed two (2) metres in height in side or rear yards. Any construction in excess of these height restrictions has to be approved by Town Council.
- The front yard is the area from the front facing wall of the principle building on the property to the front property line.
- Side and rear yards are the areas behind the front facing wall of the principle building to the rear property line.
- On a lot abutting two streets, fences measured along the property line shall not exceed a height of one (1) metre for a distance of five (5) metres back both ways from the corner of said lot.
- Where fencing is proposed on any commercial property with high public exposure, such fencing shall be of a decorative nature. Decorative fence material may consist of chain link, wrought iron, faux wrought iron, brick, stone or board on board. Barbwire may be permitted at the discretion of the Bylaw Enforcement Officer and if permitted shall be a minimum of two (2) meters from finished grade. The use of railway ties is prohibited.



Determination of an acceptable fence material shall be at the discretion of the Bylaw Enforcement Officer and shall be based on site characteristics of surrounding properties. Exterior of fence must be finished and aesthetically pleasing.

#### **Fences – Industrial**

- Outdoor storage of raw materials, finished or partially finished products, fuel, salvage materials, junk or waste on a site shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design and sufficient dimension and position such that stored materials are not visible from any point one point five (1.5) metres or less above grade on any adjacent site, street or lane.
- Fences in front yards shall not exceed two (2) metres in height and shall not exceed two point five (2.5) metres in side or rear yards. Any construction in excess of these height restrictions has to be approved by Town Council.
- The front yard is the area from the front facing wall of the principle building on the property to the front property line.
- Side and rear yards are the areas behind the front facing wall of the principle building to the rear property line.
- Chain link or like material shall be lathed to provide limited view of contents within the fenced area.
- Where fencing is proposed on any industrial property with high public exposure, such fencing shall be of a decorative nature. Decorative fence material may consist of chain link, wrought iron, faux wrought iron, brick, stone or board on board. Barbwire may be permitted at the discretion of the Bylaw Enforcement Officer and if permitted shall be a minimum of two (2) meters from finished grade. The use of railway ties is prohibited. Determination of an acceptable fence material shall be at the discretion of the Bylaw Enforcement Officer and shall be based on site characteristics of surrounding properties.
- Exterior of fence must be finished and aesthetically pleasing.

#### **Fences – Swimming Pools**

- All outdoor under-ground swimming pools and above-ground swimming pools at least 100 cm in height shall be completely surrounded by a fence or wall that is at least one point eight (1.8) metres in height, designed and constructed to discourage unauthorized entry by a locked gate, for use in the event of an emergency, which can be opened with a key in the possession of the operator.



bearing an appropriate indication that it has been approved; if the application is not approved, the layout or site plan shall be returned to the applicant with the reasons for refusal noted thereon and the applicant shall be advised of any right to appeal that refusal to the Zoning Appeals Board, subject to the provisions of the Planning and Development Act, 1973.

- (5) No development shall commence until a permit to carry out such development has been obtained from the officer responsible for the administration of this bylaw.

#### 19. Zoning Appeals Board

- (1) Council shall appoint a Zoning Appeals Board in accordance with the provisions of Section 60(1) of the Planning and Development Act, 1973.
- (2) Appeals in writing may be made to the Zoning Appeals Board by any person who:
  - (a) alleges that the council or any person acting for or on behalf of the council has misapplied the zoning bylaw in a particular case; or
  - (b) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or other unspecified unusual condition of a specified property.
- (3) A person who appeals under clause (b) of subsection (2) shall not be entitled to have his appeal allowed if:
  - (a) the unusual condition is the result of his or the property owner's own action;
  - (b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district, or
  - (c) a relaxation of the provisions of the bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.
- (4) In making an appeal to the Zoning Appeals Board the provisions of Section 83 of the Planning and Development Act, 1973, shall apply.

## PART IV

NON - APPLICATION

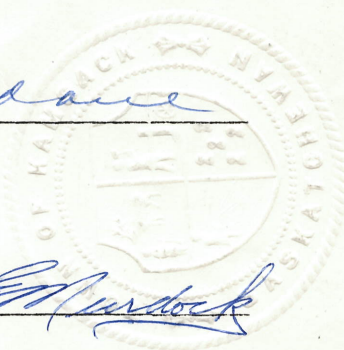
20. This bylaw is subject to the exemptions provided for non-conforming uses by Sections 75 to 80 inclusive of the Planning and Development Act, 1973.
21. The regulations of this bylaw shall not apply to the carrying out of any operations for the purpose of erecting structures or installing, inspecting,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

22. Violations and Penalties

Any person who violates any provisions of this bylaw is guilty of an offence and liable on summary conviction to a fine of not less than \$10.00 nor more than \$100.00 and, in the case of a continuing offence, to a further fine not exceeding \$25.00 for each day during which the offence continued.

EFFECTIVE DATE OF THE BYLAW

23. This bylaw shall come into force on the date of final approval by the Minister.
24. Bylaw No. 518 and amendments thereto are hereby repealed.



*M. Nadane*

Mayor

*Russell E. Murdock*

Town Clerk

Certified a true copy of  
Bylaw No. 8/77 of the Town  
of Kamsack passed on the  
12th day of September, 1977

*Russell E. Murdock*  
Russell E. Murdock Town Administrator

Note: Prosecution for breach of this bylaw comes under Section 202 of the Planning and Development Act, 1973.

Exhibit A of the Affidavit

of *Russell E. Murdock*

Taken this 20<sup>th</sup> day of September 1977

*Margaret Penneil*

A Commissioner for Oaths  
for Saskatchewan

*My appointment expires December 31, 1980*

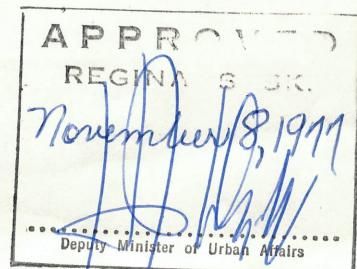




Exhibit A of the Bylaw of the Town of Kamsack  
Taken this 20 day of September 1977  
Marjorie Farnell  
A Commissioner for Oaths  
for Saskatchewan  
My Commission Expires December 31, 1980

**KAMSACK**  
SASKATCHEWAN  
**ZONING DISTRICT MAP**

pt. SECS. 2, 3; 34, 35 - Tps. 30, 29 - R 32 - W. 1st. M.



**ZONING DISTRICTS**

- (A) AGRICULTURAL (URBAN RES.) (C2) COMMERCIAL (HIGHWAY)  
(R) RESIDENTIAL (M1) INDUSTRIAL  
(CI) COMMERCIAL (GENERAL BUSINS.) (M2) INDUSTRIAL

*AP - Airport Protection*

**GENERAL INFORMATION**

INDICATES THE BOUNDARY OF A ZONING DISTRICT.  
THE EXACT BOUNDARY SHALL BE CONSTRUED TO FOLLOW THE CENTRE OF THE LINE.

INDICATES THE INCORPORATED AREA.

(5), (8) INDICATE PROVINCIAL HIGHWAYS

MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

FOR SUBDIVISION REGISTERED PLAN NUMBERS CONSULT THE DEPARTMENT OF MUNICIPAL AFFAIRS COMPILED PLAN.

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN  
THE ZONING BYLAW No. 877 OF THE TOWN OF  
KAMSACK.

M. Madane  
MAYOR

Kenneth E. Murdoch  
TOWN CLERK

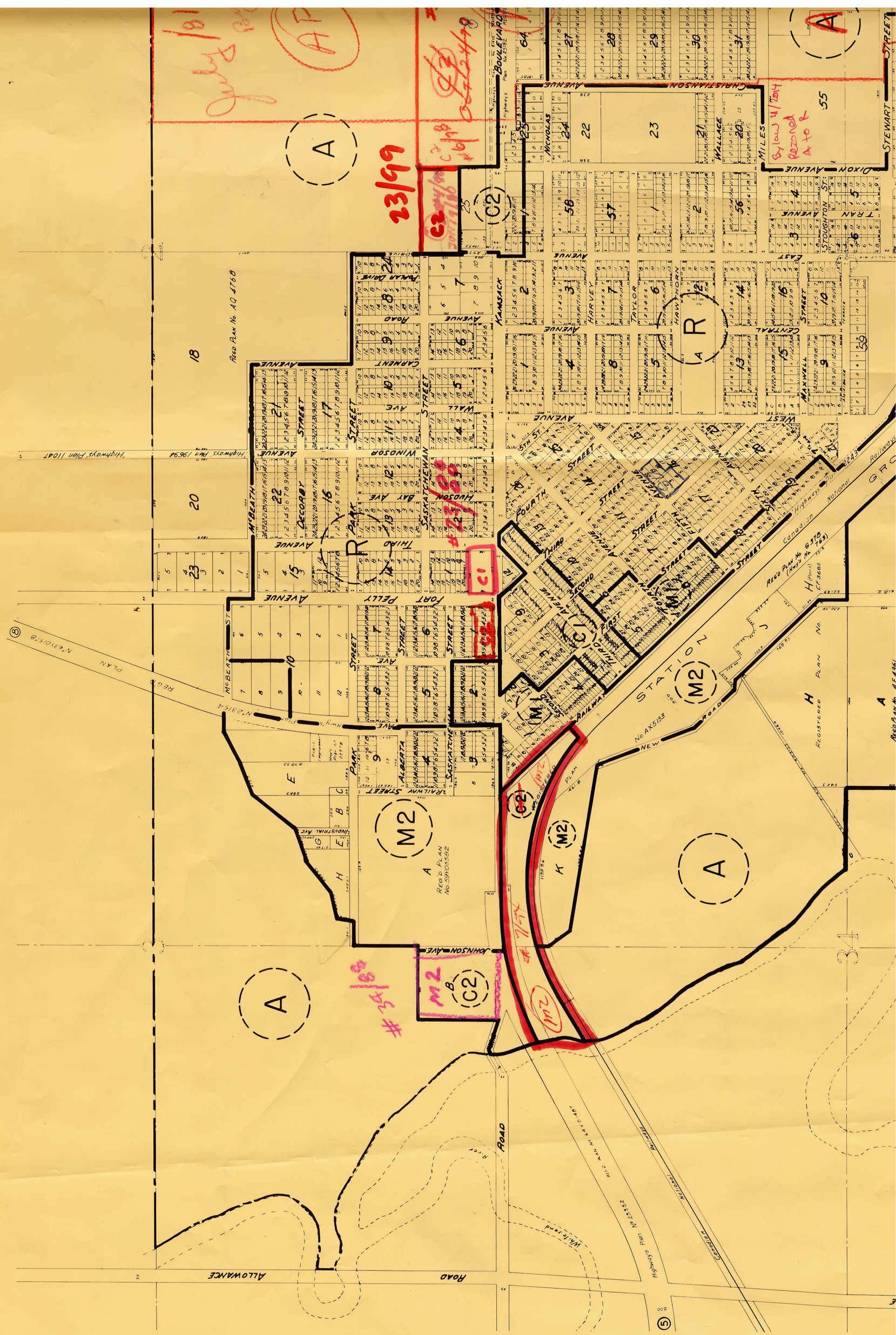
CERTIFIED A TRUE COPY OF THE BYLAW ADOPTED  
BY RESOLUTION OF THE COUNCIL ON THE 13<sup>th</sup>  
DAY OF September 1977 A.D.

Kenneth E. Murdoch  
TOWN CLERK

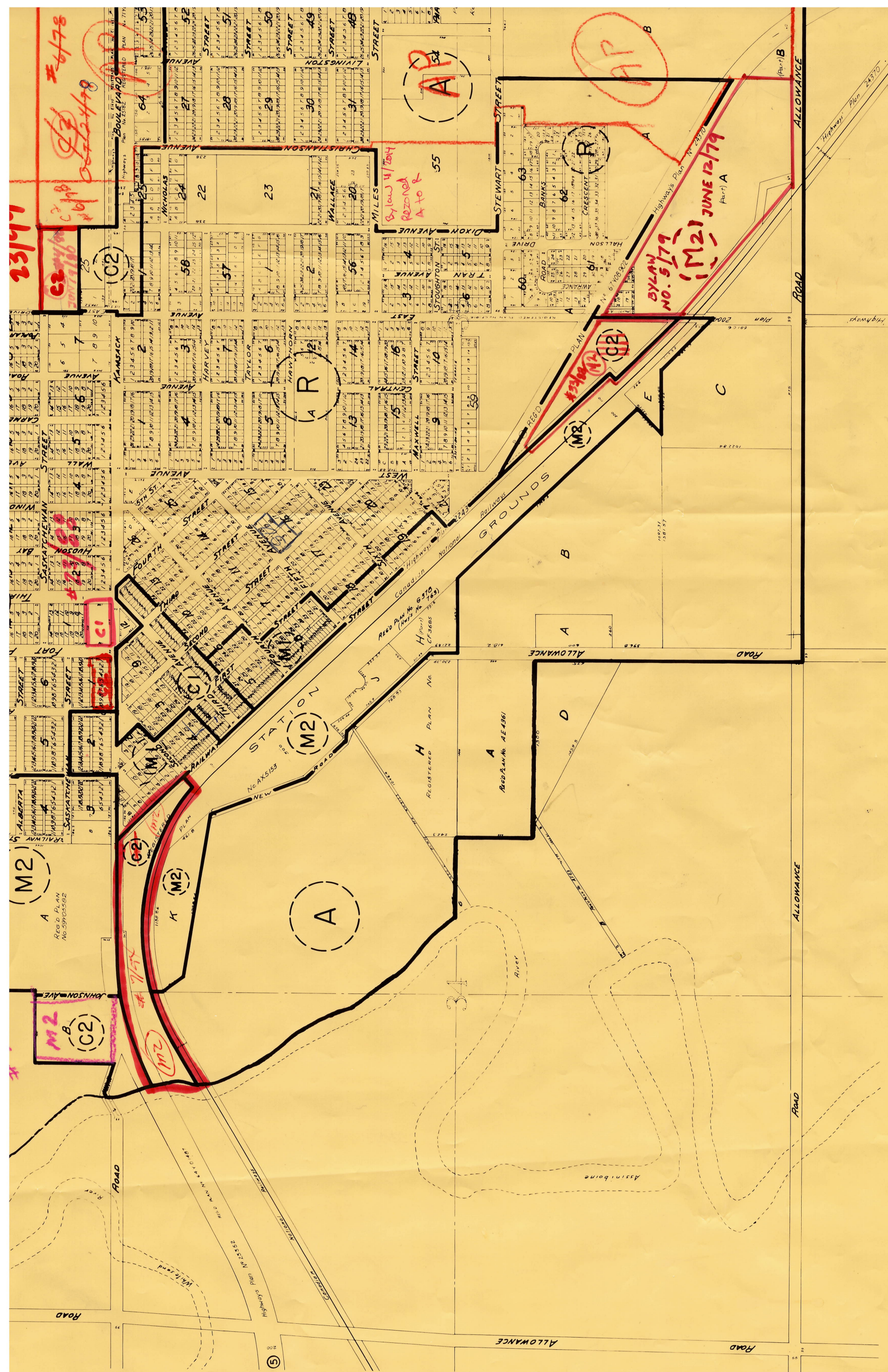
APPROVED ON THE 8 DAY OF November 1977 A.D.













DESCRIPTION

